

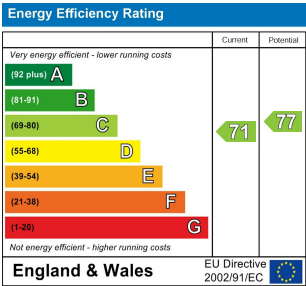


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

Richard Kendall

Estate Agent

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



9 Castle View, Dodworth, Barnsley, S75 3LF

For Sale Freehold £210,000

Situated in the Dodworth area of Barnsley is this extended three bedroom semi detached home, offering well presented accommodation throughout together with front and rear gardens, off road parking and a modern extended kitchen.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the living room, which in turn leads through to the open plan kitchen dining room. The kitchen dining space provides useful understairs storage, access to a downstairs WC and doors leading out to the rear garden. To the first floor, the landing provides loft access and leads to three bedrooms and the house bathroom. Bedroom one benefits from an overstairs storage cupboard housing the Vaillant combination boiler, together with en suite shower facilities. Externally, the front garden is designed for low maintenance with pebbled areas and planted features, enclosed by timber fencing, with a pathway leading to the entrance door and down the side of the property. The rear garden is attractively arranged with lawned areas, planted beds and both paved and raised patio seating areas, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both pets and children. To the side, there is a tarmac driveway providing off road parking for one to two vehicles. There is an allotment next to the property as an added advantage plus a garage that is rented from he council and is a separate arrangement from the property title.

Dodworth is a popular location for a wide range of buyers, with local shops, schools and public houses within walking distance. The area is well served by transport links, including regular bus routes and Dodworth train station, providing access to Barnsley, Huddersfield and Sheffield. The M1 motorway is also only a short distance away for those commuting further afield.

An excellent home suited to first time buyers, growing families and professional couples. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

A composite front door with frosted glass pane leads into the entrance hall. Central heating radiator, dado rail, stairs to the first floor and door through to the living room.

LIVING ROOM

14'5" (max) x 12'8" (min) x 11'1" (4.4m (max) x 3.87m (min) x 3.38m)

Coving to the ceiling, picture rail, central heating radiator, door through to the kitchen diner, UPVC double glazed window to the front and electric fireplace with marble hearth and wooden mantel.



KITCHEN DINER

17'11" (max) x 14'9" (min) x 10'4" (5.47m (max) x 4.5m (min) x 3.16m)

The kitchen is fitted with a range of modern gloss wall and base units with laminate work surface over, as well as a central island with base units, laminate work surface and breakfast bar. Composite sink and drainer with mixer tap, five ring gas hob with partial glass splashback and stainless steel extractor above, integrated double oven and microwave, plus space and plumbing for a washing machine, integrated dishwasher, tumble dryer and

fridge freezer. UPVC double glazed window to the side, a set of UPVC double glazed sliding doors leading out to the rear garden, spotlights to the ceiling, decorative panelling, central heating radiator, access to the downstairs W.C. and understairs storage cupboard.

W.C.

2'10" (max) x 3'4" (min) x 2'9" (0.88m (max) x 1.04m (min) x 0.84m)

Extractor fan, low flush W.C., ceramic wash basin built into a storage unit with mixer tap and wet wall panelling.

FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side, dado rail and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

12'2" (max) x 12'7" (min) x 11'6" (3.72m (max) x 3.85m (min) x 3.53m)

Access to an upstairs storage cupboard, door through to the en suite shower room, fitted wardrobes and shelving units, UPVC double glazed window to the front and central heating radiator.



EN SUITE SHOWER ROOM/W.C.

6'3" x 4'1" (1.93m x 1.26m)

Coving to the ceiling, extractor fan, wash basin built into a storage unit with mixer tap and shower cubicle with overhead shower attachment and glass shower screen, with full tiling throughout.



BEDROOM TWO

15'7" (max) x 7'3" (min) x 5'7" (4.77m (max) x 2.21m (min) x 1.71m)

UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

10'2" (max) x 7'3" (min) x 5'8" (3.12m (max) x 2.22m (min) x 1.74m)

UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

HOUSE BATHROOM/W.C.

5'11" x 6'0" (1.81m x 1.83m)

Frosted UPVC double glazed window to the side, central heating radiator, low flush W.C., pedestal wash basin and panelled bath with mixer tap and shower attachment.



OUTSIDE

To the front, the garden is designed for low maintenance and is mainly pebbled with planted features and fenced boundaries. To the side of the property there is a tarmac driveway providing off road parking for one to two vehicles. To the rear, the property enjoys a tiered garden incorporating lawned areas with planted beds, together with a stone paved patio and raised decked patio area, ideal for outdoor dining and entertaining and fully enclosed by timber fencing. Please note: the vendor also currently rents an allotment, garage and further off road parking from the council. This is not owned as part of the property, but the vendor has advised they would be happy to discuss transferring this arrangement to the new owner.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"The property is situated in a quiet area with friendly, helpful neighbours."

COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.