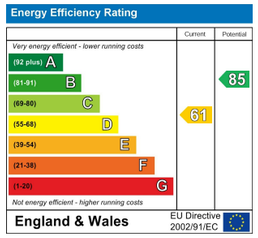


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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

# 15 New Street, South Hiendley, Barnsley, S72 9BT

## For Sale Freehold £150,000

Situated in South Hiendley is this deceptively spacious two bedroom end terrace property benefitting from large detached garage, ideal work from home space, front and rear gardens.

The property briefly comprises of the living room, hallway leading to the kitchen/diner with access down to the cellar, rear hallway and w.c./utility. The first floor landing leads to two bedrooms and bathroom. Outside to the front is a small buffer garden with shared driveway to the side. To the rear is an enclosed pebbled garden with patio areas, perfect for outdoor dining with timber shed. Accessed via Main Street is a large double garage, which could be used for a variety of purposes.

South Hiendley is a well regarded village within easy reach of the good range of shops, schools and recreational facilities. A broader range of amenities are available in the neighbouring towns and there is ready access to the surrounding larger centres of Barnsley, Pontefract and Wakefield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

## ACCOMMODATION

### LIVING ROOM
12'11" x 12'9" (max) x 11'6" (min) (3.95m x 3.9m (max) x 3.52m (min))
Timber framed front entrance door, two central heating radiators, UPVC double glazed window to the front, decorative gas fireplace with wooden hearth, surround and mantle. Door through to the hallway.

### HALLWAY
Stairs to the first floor landing, UPVC double glazed frosted window to the side and door to the kitchen/diner.

### KITCHEN/DINER
13'10" x 12'9" (max) x 11'5" (min) (4.23m x 3.9m (max) x 3.49m (min))
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Integrated oven with four ring gas hob and extractor hood, integrated under counter fridge.
Access down to the cellar, door to the rear hallway, central heating radiator, UPVC double glazed windows to the side and rear.

### CELLAR
12'7" x 12'9" (3.85m x 3.9m)
Light within.

### REAR HALLWAY
Loft access, door to the w.c./utility, timber framed doors to the side and rear.

### W.C./UTILITY
5'7" x 7'6" (max) x 4'7" (min) (1.72m x 2.3m (max) x 1.4m (min))
UPVC double glazed frosted window to the rear, central heating radiator, extractor fan, space and plumbing for a washing machine, low flush w.c. and pedestal wash basin.

### FIRST FLOOR LANDING
Spotlights, coving to the ceiling, central heating radiator and doors to two bedrooms and bathroom.

### BEDROOM ONE
12'11" x 12'9" (max) x 11'6" (min) (3.95m x 3.9m (max) x 3.51m (min))
Central heating radiator, UPVC double glazed window to the front, coving to the ceiling and overstairs storage cupboard.

### BEDROOM TWO
7'4" x 13'11" (2.26m x 4.25m)
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.

### BATHROOM/W.C.
9'7" x 4'11" (max) x 3'5" (min) (2.93m x 1.5m (max) x 1.05m (min))
Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with mixer tap and shower head attachment. Storage cupboard, central heating radiator and UPVC double glazed frosted window to the rear.

### OUTSIDE
To the front is a planted buffer garden with pathway and steps to the front door. To the side of the property is a shared driveway leading to the rear garden. The enclosed rear garden is low maintenance incorporating pebbled areas with paved patio areas, perfect for outdoor dining and entertaining with timber shed and double detached garage (4.24m x 8.69m), accessed from Main Street with electric roller door, fitted storage, power and light. The garage could be used for a variety of purposes such as a home work from space.

### 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.