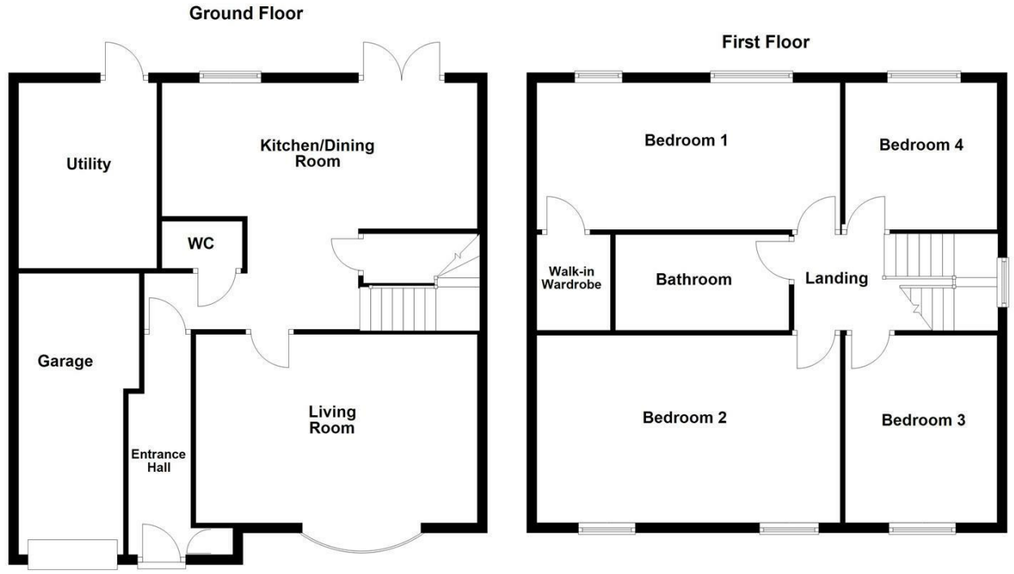
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





9 Haldane Close, Brierley, Barnsley, S72 9LL

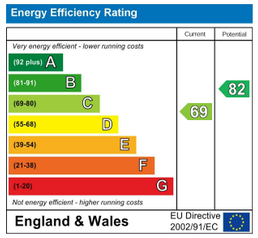
For Sale Freehold Offers Over £400,000

Nestled within a cul-de-sac in the sought after Brierley area of Barnsley, this superbly presented and extended four bedroom detached family home offers generous and versatile accommodation throughout. Boasting ample reception space, and a sizeable plot, the property further benefits from extensive off road parking, an integral garage, and a fully enclosed rear garden enjoying pleasant open views.

The accommodation briefly comprises an inviting entrance hall leading into a spacious kitchen dining room, which provides access to the downstairs WC, living room, rear garden, and staircase to the first floor. The first-floor landing offers access to four bedrooms, the house bathroom, and the loft, with the principal bedroom additionally benefitting from a walk-in wardrobe. An understairs storage cupboard adds further practicality to the ground floor layout. Externally, the front of the property features a tarmac driveway with a block-paved border, providing ample off-road parking for multiple vehicles and leading to the single integral garage with an electric roller door. The rear garden is predominantly laid to lawn, complemented by a paved patio seating area ideal for outdoor entertaining. The garden is fully enclosed, making it perfectly suited for families with children or pets, and also provides access to the utility area.

The property is ideally positioned for a wide range of buyers, with local shops, Brierley Church of England Voluntary Controlled Primary School and Shafton Primary Academy, and everyday amenities within comfortable walking distance like Dearne Valley Country Park . A broader selection of facilities can be found nearby. Just a fifteen minute from Barnsley town centre, also a short drive to Hemsworth and Wakefield. For commuters, there are convenient local bus routes, while Fitzwilliam and Moorthorpe train stations are just a short drive away, offering excellent regional and national connections. The A1 motorway is also easily accessible, providing links to the wider motorway network, including the M62.

An early internal inspection is highly recommended to fully appreciate the space, presentation, and location this fantastic home has to offer.



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.

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and Normanton office 01924 899870.
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*your home may be repossessed if you do not keep up repayments on your mortgage

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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.



ACCOMMODATION

ENTRANCE HALL
The entrance hall benefits from a composite front door with frosted glass, spotlighting to the ceiling, a central heating radiator, a fitted storage cupboard, and access through to the kitchen dining room.

KITCHEN DINING ROOM
16'4" x 21'11" (max) x 8'8" (min) (5.0m x 6.70m (max) x 2.66m (min))
A spacious and well-appointed area with spotlighting to the ceiling, column style central heating radiators, a UPVC double glazed window to the rear elevation, and UPVC double glazed French doors opening onto the rear garden. Doors lead to the downstairs WC and living room, while a staircase rises to the first floor with an understairs storage cupboard. The kitchen is fitted with a range of modern shaker-style wall and base units with quartz work surfaces over, incorporating a 1.5 inset stainless steel sink with mixer tap and drainer. Integrated appliances include a double oven, fridge freezer, and dishwasher, alongside a four-ring induction hob with extractor hood above. A breakfast bar with matching quartz work surface completes the space.

UTILITY ROOM
10'2" x 8'7" (3.10m x 2.63m)
Accessible from the rear garden, the utility room features spotlighting to the ceiling, a central heating radiator, space and plumbing for a washing machine and tumble dryer, and a laminate work surface. A UPVC door provides access.

DOWNSTAIRS W.C.
3'0" x 5'3" (0.92m x 1.62)
Fitted with spotlighting, an extractor fan, low flush WC, wall-mounted wash hand basin with mixer tap, and half-height tiling.

LIVING ROOM
11'8" x 17'10" (3.57m x 5.44m)
A bright and comfortable reception space featuring a UPVC double glazed bow window to the front elevation, coving to the ceiling, a central heating radiator, decorative wall panelling, and a decorative fireplace with tiled surround and wooden mantle.



FIRST FLOOR LANDING
With a frosted UPVC double glazed window to the side elevation, coving to the ceiling, loft access (partially boarded and housing the gas combi boiler), and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE
21'4" x 9'7" (6.51m x 2.93m)
Two UPVC double glazed windows to the rear elevation with far-reaching rural views, two central heating radiators, and access to the walk-in wardrobe.



WALK IN WARDROBE
6'5" x 5'0" (1.97m x 1.54m)
Fitted with a range of shelving and storage solutions.

BEDROOM TWO
20'11" x 11'8" (6.40m x 3.57m)
Two UPVC double glazed windows to the front elevation and two central heating radiators.



BEDROOM THREE
11'10" x 10'4" (3.62m x 3.15m)
Two UPVC double glazed windows to the front elevation and two central heating radiators.



BEDROOM FOUR
9'11" x 9'8" (3.04m x 2.97m)
UPVC double glazed window to the rear elevation and a central heating radiator.

BATHROOM
12'4" x 6'2" (3.77m x 1.90m)
Comprising spotlighting to the ceiling, a column style central heating radiator with towel rail, low flush WC, ceramic wash basin set within a storage unit, standalone bathtub with mixer tap, and a separate shower cubicle with overhead shower and glass screen. The room is fully tiled and also benefits from an extractor fan.



OUTSIDE
To the front of the property, a tarmac driveway with brick pier surround provides off-street parking for multiple vehicles and leads to the single detached garage with roll-up door, as well as the main entrance. The garden is enclosed by walls and timber fencing. To the rear, the garden is predominantly laid to lawn and incorporates a paved patio area, ideal for outdoor dining and entertaining. Fully enclosed by hedging and fencing, the space is well suited for pets and children while also enjoying open field views and direct access to the utility room.



COUNCIL TAX BAND
The council tax band for this property is D.

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.

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

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