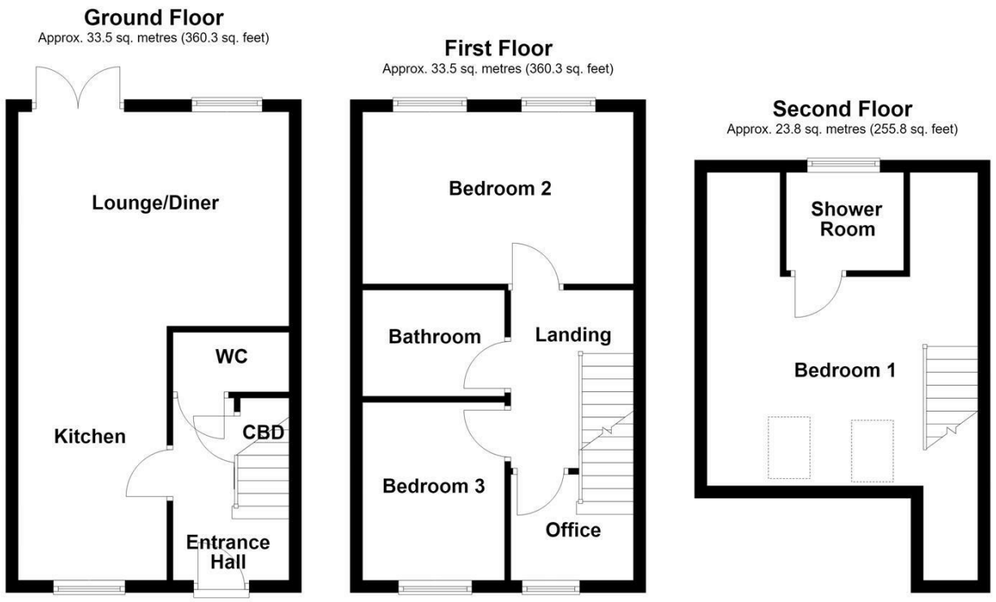


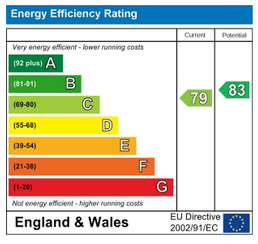
Total area: approx. 90.7 sq. metres (976.4 sq. feet)

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

2 The Dards, Cudworth, Barnsley, S72 8FA

For Sale Freehold £175,000

A superb opportunity to purchase this spacious three bedroom mid-townhouse, offering well proportioned accommodation arranged over three floors.

The property is entered through a generous entrance hall, which features a useful understairs storage cupboard, a downstairs W.C. and access into the impressive L-shaped open plan living kitchen diner. The kitchen area is fitted with a range of high-gloss units and integrated appliances, while the open plan layout provides ample space for both dining and relaxation. To the first floor, the landing provides access to two double bedrooms and a modern three piece house bathroom. A further door leads into a versatile office area, where a staircase rises to the principal bedroom on the second floor. Bedroom one benefits from its own en suite shower room and two timber framed double glazed Velux style windows overlooking the front elevation. Externally, a paved pathway leads from the roadside to the front entrance, which is sheltered by a covered UPVC porch. To the rear is a fully enclosed garden comprising a paved patio, a pleasant lawn and a further patio area, ideal for outdoor dining and entertaining. Timber panelled fencing encloses the garden on all three sides, while a timber gate provides access to the communal car park. Two block paved parking spaces are positioned directly behind the garden for the property's sole use.

The property is conveniently situated close to a range of local amenities and schools, with regular bus services providing access to Barnsley town centre. The M1 motorway is also within easy reach, making the property ideal for those commuting further afield.

Offered to the market with no onward chain, an attractive and versatile home that would appeal to a range of buyers. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door, central heating radiator and staircase with handrail leading to the first floor landing. Three doors provide access to the understairs storage cupboard, downstairs W.C. and modern fitted kitchen.

DOWNSTAIRS W.C.
6'6" x 6'2" (1.99m x 1.89m)
Fitted with a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. Central heating radiator, blue tiled flooring and tiled upstands.

KITCHEN
8'0" x 13'6" (2.46m x 4.13m)
Fitted with a range of high gloss wall and base units with laminate work surfaces and matching upstands. 1 1/2 bowl stainless steel sink and drainer with swan-neck mixer tap, UPVC double glazed window overlooking the front elevation and inset spotlights to the ceiling. Integrated appliances include a fridge with separate freezer beneath, electric oven, four ring gas hob with tiled splashback and cooker hood over, and a washing machine. The wall mounted extractor fan and combination condensing boiler are also housed within the kitchen. The room is open plan to the living kitchen diner.

LIVING KITCHEN DINER
11'5" x 14'6" (3.49m x 4.44m)
Laminate flooring, central heating radiator, UPVC double glazed window overlooking the rear elevation and UPVC double glazed French doors leading out to the rear garden.

FIRST FLOOR LANDING
Four doors provide access to two bedrooms, the house bathroom and office.

BEDROOM TWO
9'1" x 14'7" (2.79m x 4.45m)
Two UPVC double glazed windows overlooking the rear elevation and central heating radiator.

BEDROOM THREE
8'2" x 9'7" (2.50m x 2.93m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM
5'7" x 8'2" (1.72m x 2.50m)
Fitted with a modern three piece suite comprising panelled bath with mixer tap, wall-mounted shower attachment and tiled surround, pedestal wash basin with mixer tap and tiled splashback, and low flush W.C. Fully tiled floor with tiled upstands, central heating radiator and extractor fan to the ceiling.

OFFICE
5'8" x 6'0" (1.75m x 1.85m)
UPVC double glazed window overlooking the front elevation, central heating radiator and staircase with handrail leading to the principal bedroom on the second floor.

BEDROOM ONE
14'5" x 16'11" (max) x 11'3" (min) (4.41m x 5.17m (max) x 3.43m (min))
Two timber framed double glazed Velux style windows overlooking the front elevation, central heating radiator and a door providing access to the en suite shower room.

EN SUITE SHOWER ROOM
5'2" x 6'5" (1.60m x 1.98m)
Fitted with a three piece suite comprising pedestal wash basin with mixer tap, low flush W.C. and corner shower enclosure with glazed door and mixer shower. Fully tiled walls within the shower enclosure, tiled flooring with tiled upstands, frosted UPVC double glazed window overlooking the rear elevation, extractor fan to the ceiling and central heating radiator.

OUTSIDE
To the front of the property is a covered UPVC porch above the entrance door, with a paved pathway leading from the roadside through a pleasant communal lawned garden. To the rear is a paved patio area, lawned garden and a second timber decked patio positioned at the far end. Steps lead to a timber gate providing access to the communal car park, where the property benefits from two block paved off road parking spaces. The rear garden is fully enclosed by timber panelled fencing on all three sides and also benefits from an outside water connection and two wall mounted up-and-down lights positioned on either side of the French doors.

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

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.