



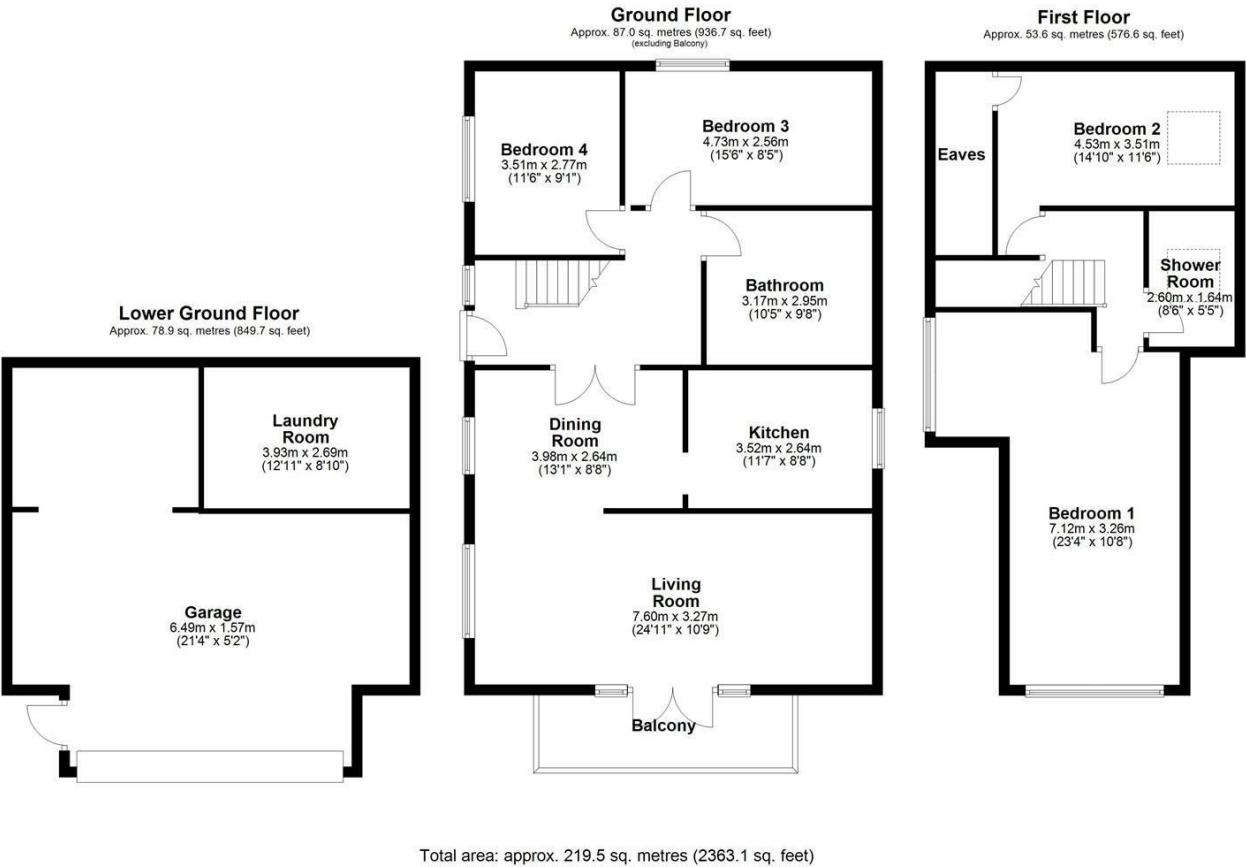
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NORMANTON  
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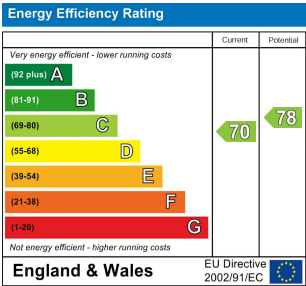


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## Allberry Lodge Tun Lane, South Hiendley, Barnsley, S72 9BZ

### For Sale Freehold Offers Over £460,000

A deceptively spacious four bedroom detached family home, situated in a highly sought after location and enjoying far reaching views over open farmland to the front.

The property benefits from gas central heating and UPVC double glazing and is approached via a central reception hall leading through to a dining room, which steps up into a generous living room with double French doors and a balcony, perfectly positioned to take full advantage of the open countryside views. The kitchen adjoins the dining room, and this level also offers two well proportioned bedrooms and a family bathroom. To the first floor, there is an impressive principal bedroom suite with adjoining dressing area and a large picture window framing the far reaching countryside views to the front towards Emley Moor. A further double bedroom is located to the rear, along with a separate shower room. A notable feature of the property is the lower ground floor, where an electric automated up and over door provides access to a substantial L shaped garage, capable of accommodating multiple vehicles. This level also includes a useful laundry room and two spacious under house storage areas. The garage/workshop and utility room are all heated from the main heating system. Externally, the property benefits from a block paved driveway to the front providing ample off road parking, along with steps leading up to a well maintained lawned garden to the side.

The property is located on the fringe of the village, offering a balance of countryside outlook and accessibility. South Hiendley provides a range of local amenities, with a wider selection available in nearby Pontefract and Wakefield.

Only a full internal inspection will fully reveal the space, versatility and setting this impressive home has to offer.

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## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

15'1" x 6'6" [4.60m x 2.00m]

Wooden front entrance door with side screen, central heating radiator and stairs to the first floor.

### LIVING ROOM

24'11" x 10'9" [7.60m x 3.30m]

Feature fireplace housing a gas fire, two central heating radiators, window to the side and double doors to a large front balcony enjoying far reaching views over open countryside.



### DINING ROOM

13'1" x 8'10" [4.00m x 2.70m]

Window to the side, central heating radiator, archway to the living room, double doors to the reception hall and further archway to the kitchen.



### KITCHEN

11'5" x 9'10" [3.50m x 3.00m]

Window to the side and fitted with a range of wooden fronted wall and base units with laminate worktops incorporating a ceramic sink unit. Four ring ceramic hob with extractor hood above, built in oven, space and plumbing for a dishwasher and space for an under counter fridge. Part tiled walls and central heating radiator.

### BEDROOM THREE

15'1" x 8'2" [4.60m x 2.50m]

Window to the rear and central heating radiator.

### BEDROOM FOUR

11'5" x 9'2" [3.50m x 2.80m]

Window to the side and central heating radiator.

### HOUSE BATHROOM/W.C.

10'2" x 8'10" [3.10m x 2.70m]

Frosted window to the side, part tiled walls and fitted with a three piece suite comprising panelled bath, vanity wash basin with storage below and low flush W.C. Central heating radiator.



### FIRST FLOOR LANDING

Access hatch to part boarded loft.

### BEDROOM ONE

20'11" x 10'5" plus 7'10" x 4'3" [6.40m x 3.20m plus 2.40m x 1.30m]

Impressive principal bedroom with large picture window to the front enjoying far reaching countryside views towards Emley Moor, additional window to the side and two central heating radiators.



### BEDROOM TWO

15'5" x 8'2" [4.70m x 2.50m]

Velux style roof light set into the sloping ceiling, central heating radiator and door to useful eaves storage.

### SHOWER ROOM/W.C.

8'6" x 5'2" [2.60m x 1.60m]

Fitted with a three piece suite comprising corner shower cubicle with electric shower and glazed screen, pedestal wash basin and low flush W.C. Wood panelled walls, chrome ladder style heated towel radiator and Velux style roof light.



### LOWER GROUND FLOOR GARAGE

24'11" x 24'11" [7.60m x 7.60m]

Up and over electric door to the front leading to a large garage suitable for multiple vehicles, with wall mounted gas fired central heating boiler, central heating radiator and pedestrian door to the side. Access to undercroft storage.

### LAUNDRY ROOM

11'9" x 9'10" [3.60m x 3.00m]

Fitted with a range of wall and base units with laminate worktops incorporating a stainless steel sink unit. Space and plumbing for a washing machine and vertical central heating radiator. Door to undercroft storage.

### OUTSIDE

The property benefits from a block paved driveway to the front providing ample off road parking, along with steps leading up to a well maintained lawned garden to the side.



### 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.

### 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.