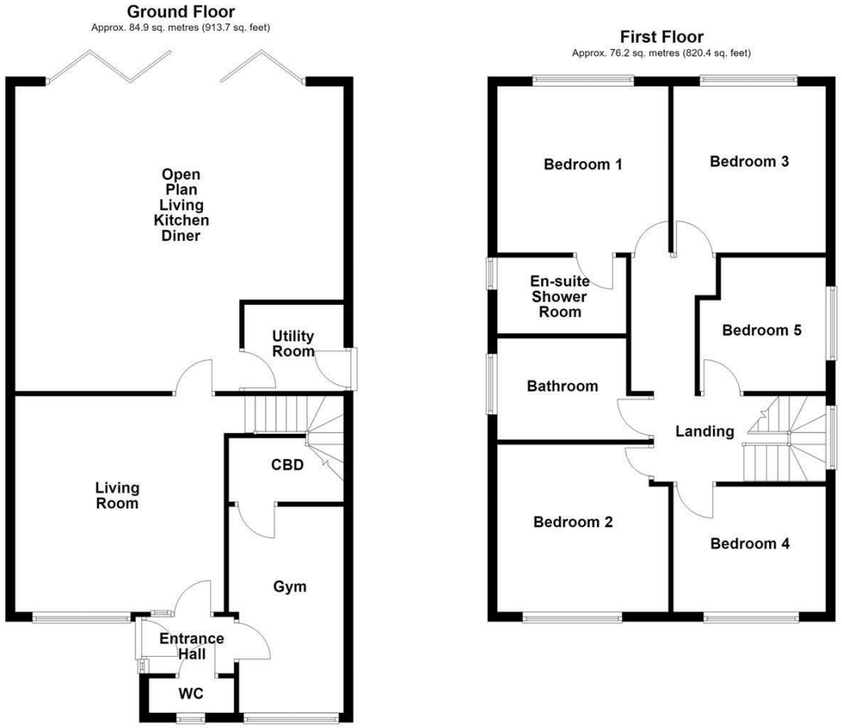


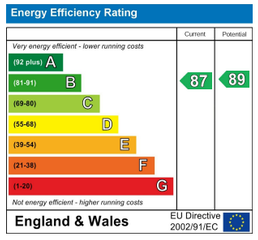
Total area: approx. 161.1 sq. metres (1734.1 sq. feet)

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

9 Pennine View, Darton, Barnsley, S75 5AT

For Sale Freehold £475,000

A fantastic opportunity to purchase this superb five/six bedroom family home, renovated to an exceptionally high standard throughout, enjoying a two storey extension to the rear and impressive open aspect views. The property offers substantial and versatile accommodation, including a stunning open plan kitchen, living and dining space, separate living room, gym/bedroom six, ample off road parking, landscaped rear garden and a modern four piece family bathroom. The principal bedroom also benefits from its own en suite shower room.

The accommodation briefly comprises an entrance hall, downstairs W.C., gym/bedroom six with a large understairs storage cupboard, spacious living room with feature fireplace and an impressive open plan kitchen, living and dining room. The kitchen is fitted with a central island, granite work surfaces and integrated appliances, while bi folding doors open directly onto the landscaped composite decked patio. A separate utility room completes the ground floor. To the first floor are five double bedrooms and a modern four piece family bathroom. Bedrooms one and two benefit from fitted wardrobes, while bedroom one also has its own en suite shower room. Externally, to the front is a double driveway providing ample off road parking together with an attractive lawned garden and an EV charging point. Gated side access leads through to the landscaped rear garden, where steps rise to a composite decked patio beneath a steel pergola with glazed pitched roof. The patio also benefits from wall mounted heaters, outside lighting, power and water connections and glass balustrading. Beyond is an attractive lawned garden enclosed by timber fencing and enjoying superb open aspect views towards Emley Moor Mast.

The property is conveniently situated for a range of local amenities and schools, with regular bus services providing access towards Barnsley and Wakefield city centre. The M1 motorway network is also within easy reach, making the property particularly convenient for those travelling further afield.

Only a full internal inspection will truly reveal the space, quality and versatility this impressive family home has to offer. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite side entrance door leading into the entrance hall, with two frosted UPVC double glazed panels to the side aspect. Three doors provide access to the gym/bedroom six, downstairs W.C. and living room. There are also decorative glass blocks positioned to the side of the living room entrance.

GYM
14'2" x 7'11" (max) x 7'3" (min) [4.33m x 2.42m (max) x 2.21m (min)]
Inset spotlights to the ceiling, UPVC double glazed window to the front aspect, central heating radiator and door providing access to the understairs storage cupboard.

DOWNSTAIRS W.C.
2'4" x 5'10" [0.72m x 1.79m]
Low flush W.C. and wash basin with chrome mixer tap set within high gloss vanity furniture. Part tiled walls, fully tiled floor, chrome ladder style radiator and circular frosted UPVC double glazed window to the front aspect with mosaic tiled surround.

LIVING ROOM
14'4" x 14'10" [4.39m x 4.54m]
UPVC double glazed window to the front aspect, coving to the ceiling, wall mounted electric fire, central heating radiator, two wall lights and staircase with handrail leading to the first floor landing. Door providing access to the open plan kitchen living diner.

OPEN PLAN KITCHEN LIVING DINER
21'0" x 22'7" [max] x 15'5" [min] [6.42m x 6.89m [max] x 4.70m [min]]
Fitted with a range of wall and base units together with a central island, all finished with granite work surfaces. The island incorporates breakfast bar seating, a 1 1/2 stainless steel sink and drainer with swan neck mixer tap, instant hot water tap and waste disposal. Integrated AEG appliances include two ovens, microwave, coffee machine, four ring induction hob, wine cooler, full size dishwasher, full size fridge and full size freezer. Feature lighting includes downlights and LED strip lighting around the central island, together with pendant lighting over the dining area. Three central heating radiators, inset spotlights to the ceiling and tiled flooring. Bi-folding doors open onto a composite decked patio beneath a steel pergola with glazed pitched roof and built in lighting. The elevated seating area is enclosed by glass balustrading and cast iron railings and enjoys far reaching panoramic views.

UTILITY ROOM
7'0" x 4'8" [2.15m x 1.43m]
Fitted with a range of high gloss wall and base units with laminate work surfaces over, incorporating a ceramic 1 1/2 sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine and tumble dryer, composite stable style side entrance door, wall mounted extractor fan and tiled flooring.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation, loft access and six doors providing access to five bedrooms and the modern family bathroom.

BEDROOM ONE
11'6" x 12'1" [3.52m x 3.69m]
UPVC double glazed window overlooking the rear elevation, fitted wardrobes to one wall, central heating radiator and door providing access to the en suite shower room.

EN SUITE SHOWER ROOM
5'2" x 8'11" [1.60m x 2.74m]
Fitted with a three piece suite comprising larger than average shower enclosure with curved glass door, mixer shower with rainfall head and shower attachment, low flush W.C. and wash basin with chrome mixer tap set within floating vanity drawers. Vanity mirror with LED lighting, inset spotlights to the ceiling, extractor fan, ladder style radiator, frosted UPVC double glazed window to the side elevation and tiled flooring.

BEDROOM TWO
10'5" x 11'6" [3.20m x 3.52m]
UPVC double glazed window overlooking the front elevation, central heating radiator and a range of fitted wardrobes providing extensive storage.

BEDROOM THREE
11'5" x 10'3" [3.50m x 3.14m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted double wardrobe with mirrored sliding doors.

BEDROOM FOUR
8'6" x 10'11" [2.61m x 3.34m]
UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM FIVE
9'2" x 8'8" [2.81m x 2.66m]
UPVC double glazed window overlooking the side elevation and central heating radiator.

BATHROOM
10'4" x 7'0" [3.17m x 2.14m]
Fitted with a modern four piece suite comprising panelled bath with centrally positioned chrome mixer tap and tiled splashback, low flush W.C., twin wash basins with chrome mixer taps set above floating vanity drawers, and a larger than average shower enclosure with curved glass door, mixer shower, rainfall head and shower attachment. Vanity mirror with integrated LED lighting, tiled flooring, frosted UPVC double glazed window overlooking the side elevation and inset spotlights to the ceiling.

OUTSIDE
To the front of the property is a double block paved driveway providing off road parking for two vehicles, together with an attractive lawned garden and block paved pathway leading to the entrance door. There are three external lights to the front and an electric vehicle charging point. A metal gate provides access along the block paved pathway to the side of the property, where there is an external water connection and sensor lighting. To the rear, steps lead up to the composite decked patio area, which benefits from two outside lights and two fixed heaters. There is also an external double power socket. Beyond is an attractive lawned garden enclosed by timber panel fencing on three sides. A junction box is installed beneath the current outdoor kitchen area, with a further electrical connection positioned where the hot tub is currently situated. A block paved pathway continues along the opposite side of the property to a timber shed providing useful garden storage. The rear garden is particularly private and enjoys far reaching panoramic views towards Emley Moor Mast.

SOLAR PANELS LEASED
The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener. A full copy of our lease is available within our office.

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.