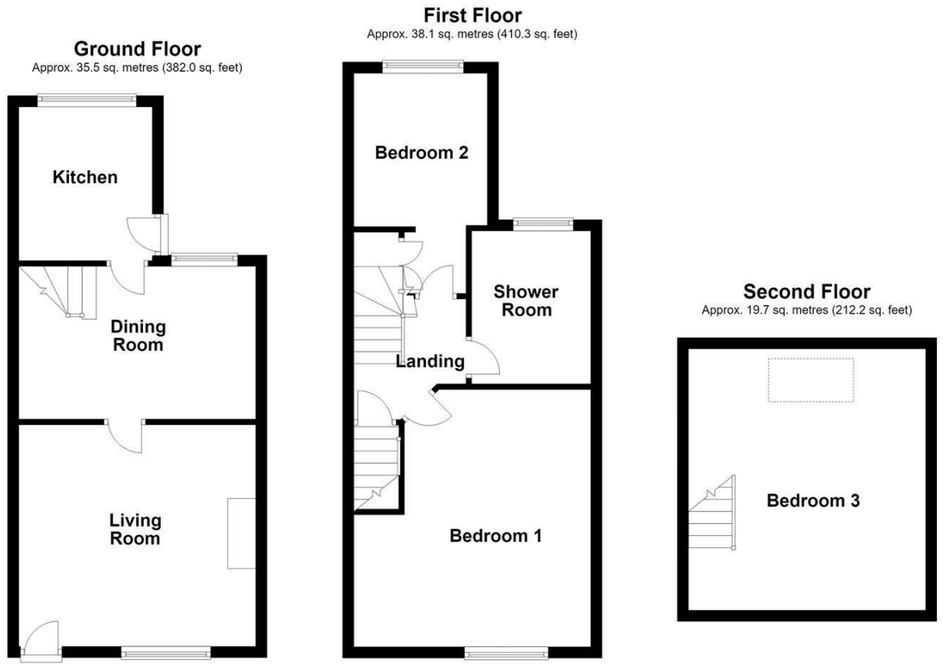


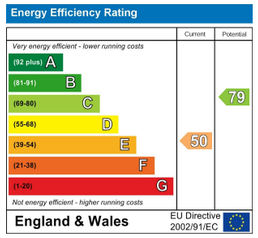
Total area: approx. 93.3 sq. metres (1004.5 sq. feet)

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.

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27 Haigh Lane, Haigh, Barnsley, S75 4DA

For Sale Freehold £175,000

An excellent opportunity to purchase this well presented three bedroom mid terrace home, ideally suited to first time buyers, professional couples or investors.

The accommodation briefly comprises a living room, separate dining room and a fitted kitchen. To the first floor are two well proportioned bedrooms and the family bathroom/WC, with a further staircase leading to the second floor where the third bedroom is located. Externally, the property enjoys a low maintenance buffer yard to the front, whilst to the rear there is a concrete yard with storage shed and brick built outhouse.

Conveniently positioned for a range of local amenities, the property offers excellent access to the M1 motorway network, making it ideal for commuters. The popular West Yorkshire Sculpture Park is also close by, providing a wealth of leisure and recreational opportunities.

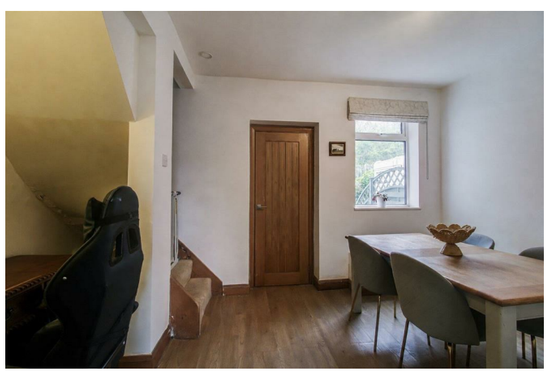
An early viewing is highly recommended to fully appreciate all that this home has to offer.



ACCOMMODATION

LIVING ROOM
13'11" x 12'11" (4.25m x 3.95m)
A UPVC double glazed front entrance door leads directly into the living room, with a frosted double glazed panel above and a UPVC double glazed window overlooking the front aspect. The room has two central heating radiators, laminate flooring and a stone hearth with a cast iron multi-fuel stove set within the chimney breast. There is a decorative brick interior, a solid wood mantel and fixed shelving to the left-hand side. A solid wood door leads into the dining room.

DINING ROOM
8'10" x 13'10" (2.71m x 4.24m)
Laminate flooring, a central heating radiator and a UPVC double glazed window overlooking the rear aspect. A solid wood door leads into the kitchen, while a staircase with handrail leads to the first floor landing.



KITCHEN
8'11" x 7'10" (2.74m x 2.39m)
Fitted with a range of shaker style wall and base units with laminate work surfaces over and tiled splashbacks. There is a stainless steel sink and drainer with swan-neck mixer tap, an integrated oven and grill, four-ring ceramic hob, tiled splashback and cooker hood above. Further integrated appliances include a wine cooler, fridge, separate freezer, washing machine and tumble dryer. The room also has laminate flooring, a UPVC double glazed window overlooking the rear aspect and a UPVC double glazed door leading out to the rear.



FIRST FLOOR LANDING
Four solid wood doors providing access to two bedrooms, the house shower room and a staircase leading to the third bedroom on the second floor.

BEDROOM ONE
12'11" x 13'11" (3.94m x 4.26m)
The principal bedroom has a central heating radiator and a UPVC double glazed window overlooking the front elevation.



BEDROOM TWO
9'0" x 7'8" (2.75m x 2.36m)
A double built-in storage cupboard positioned over the staircase, with fitted shelving. There is also a UPVC double glazed window overlooking the rear elevation and a central heating radiator.



SHOWER ROOM/W.C.
8'11" x 6'11" (2.72m x 2.11m)
Fitted with a modern three piece suite comprising a walk-in shower enclosure with two fixed glass screens, an electric shower and fully tiled walls within the enclosure. There is also a low flush WC and a wall mounted wash basin with chrome waterfall mixer tap and a high gloss vanity drawer beneath. Further features include partially tiled walls, fully tiled flooring, a vanity mirror with integrated lighting, a central heating radiator, a frosted UPVC double glazed window overlooking the rear elevation and an illuminated extractor fan. Three double door storage cupboards with fitted shelving provide generous bathroom storage.



BEDROOM THREE
14'0" x 15'2" (4.28m x 4.63m)
A timber double glazed Velux-style roof window overlooking the rear elevation, loft access, eaves storage to both sides and a central heating radiator.



OUTSIDE
To the front of the property there is on street parking. A timber gate provides access to a block paved buffer garden, enclosed by solid brick built walls. To the rear is a low maintenance shared concrete yard with a concrete storage shed. There is also a brick built outhouse with a timber entrance door, providing useful additional storage, together with a further concrete area to the side.



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.

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.