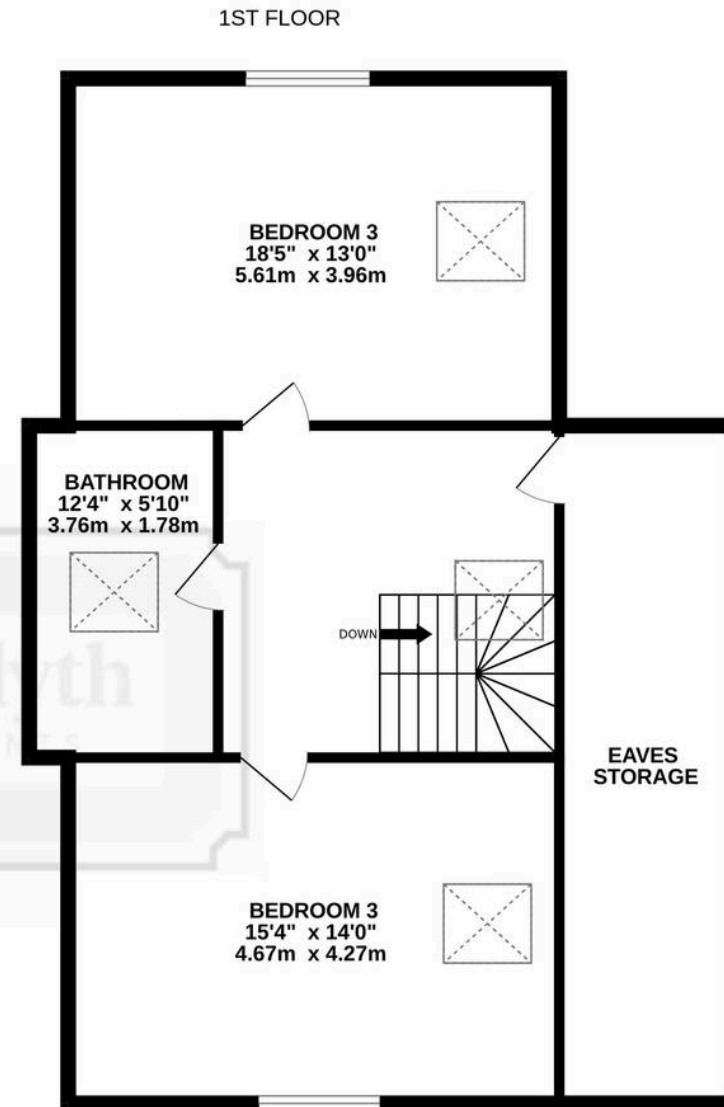
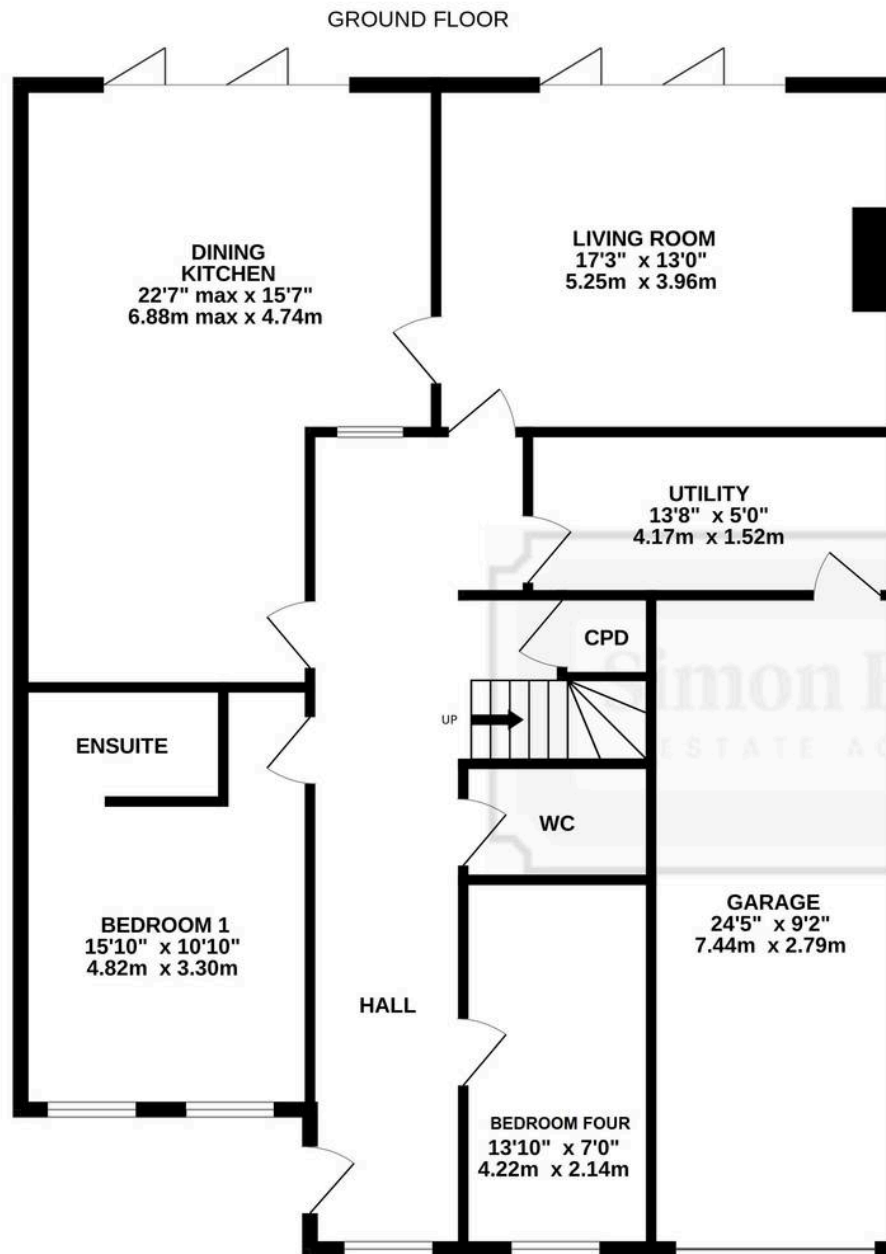




Kendal Grove, Ardsley, Barnsley
Barnsley

Offers Around **£450,000**



KENDAL GROVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Kendal Grove

Ardsley, Barnsley

LOCATED IN A SOUGHT-AFTER RESIDENTIAL ESTATE, THIS WELL-PRESENTED FOUR BEDROOMED DETACHED PROPERTY OFFERS THE PERFECT BALANCE OF COMFORT, SPACE AND CONVENIENCE — IDEAL FOR FAMILIES, PROFESSIONALS OR COMMUTERS. Internally, the property boasts four well-proportioned bedrooms, bright living spaces, and excellent potential to personalise. Its prime location places you just moments from major commuter routes, offering easy access to surrounding towns and city centres. The home features a long internal garage with capacity for a van, a rare and highly practical feature. In addition, there is off-road parking for three vehicles, making it a standout choice for multi-car households or those needing additional storage. Don't miss this opportunity to secure a versatile, detached home in a well-connected and family-friendly location.

- BUNGALOW
- FOUR BEDROOMS
- SPACIOUS
- VERY WELL PRESENTED
- UNIQUE PROPERTY
- BI FOLDING DOORS





ENTRANCE HALL

Entrance is gained via a composite door into to entrance hallway with solid wood flooring, three ceiling lights, staircase rising to first floor, two central heating radiators and uPVC double glazed window to front. Here we gain entrance to the following rooms.

BEDROOM FOUR

Positioned to the front of the home with ceiling light, central heating radiator and uPVC double glazed window.

DOWNSTAIRS W.C

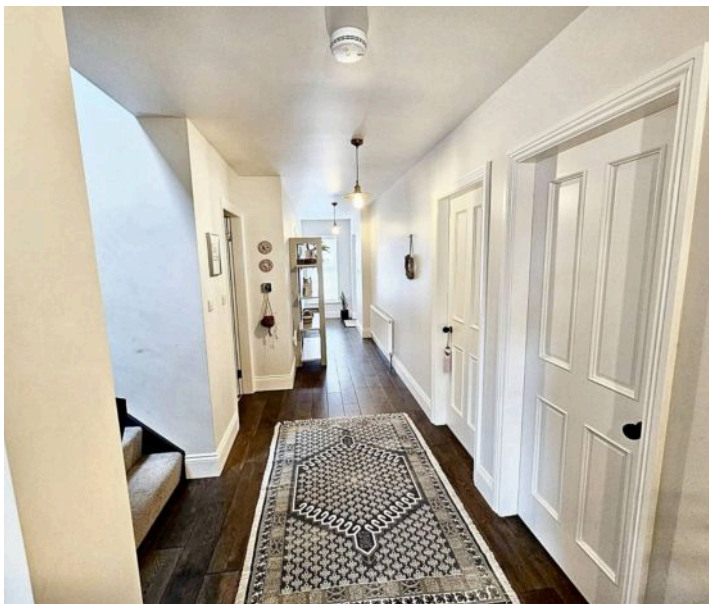
Comprising of a two-piece white suite in the form of close coupled W.C and basin with chrome mixer over and tiled splashback. The room has inset ceiling spotlights, attractive tiled floor and contemporary style vertical central heating radiator.

BEDROOM ONE

A spacious front facing bedroom with ample room for bedroom and free-standing furniture. The room has a ceiling light, two wall mounted lights, central heating radiator, two uPVC double glazed windows and access to en suite shower room.

EN SUITE SHOWER ROOM

Comprising of pedestal basin with chrome mixer tap over with tiled splashback and walk in shower cubicle with mains fed chrome mixer shower within with additional handheld shower attachment. The room has a ceiling light, part tiling to walls and floor and a chrome towel rail / radiator.



DINING KITCHEN

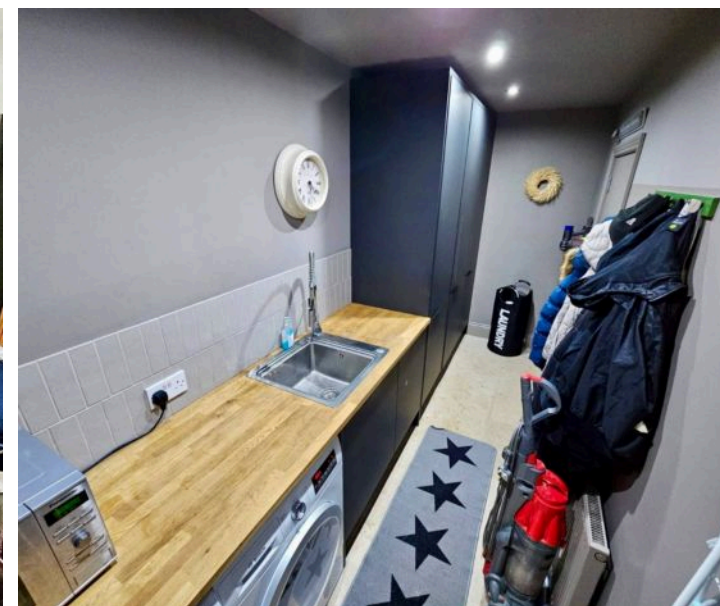
A generous sized dining kitchen room with ample room for dining furniture. The kitchen itself has a range of base units in a shaker style with double Belfast sink with chrome mixer tap over. Space for a free-standing range cooker with stainless style chimney style e extractor fan over and tiled splashback. There are inset ceiling spotlights, space for an American style fridge freezer, contemporary style vertical central heating radiator and limestone tiling which continues through to the outside patio. There are three further ceiling lights over the dining area, further central heating radiator and bi folding doors which lead to the rear garden. A further door leads through to the living room.

LIVING ROOM

A rear facing principal reception room with the main focal point being a multi fuel stove sat within a brick hearth and stone paving. The room has a ceiling light, central heating radiator and bi folding doors leading to the rear garden.

UTILITY

The utility room is of generous proportions with plumbing for a washing machine and space for a tumble dryer. There is a range of wall and base units in a black shaker style with block wood worktop with tiled splashbacks and stainless-steel sink with mixer tap over. The room has inset ceiling spotlights, central heating radiator and access to garage.





GARAGE

A spacious integral garage with ample room for a single car or indeed fits a transit van. There are three ceiling lights, central heating radiator and here we find the properties boiler.

FIRST FLOOR LANDING

From the entrance hall a staircase rises to the first-floor landing with ceiling light, access to eaves storage, Velux sky light and central heating radiator. Here we gain access to the following rooms.

BEDROOM TWO

A spacious double bedroom with ample room for a bed and free-standing bedroom furniture, ceiling light, central heating radiator, uPVC double glazed window and Velux skylight.

BEDROOM THREE

A further double bedroom again having ample room for bedroom and free-standing furniture. The room has a ceiling light, central heating radiator, uPVC double glazed window and Velux skylight.

BATHROOM

Comprising of a modern four-piece white suite in the form of; close coupled W.C, wall mounted basin with chrome mixer tap over, free standing bath with mixer tap over and walk in shower with mains fed chrome mixer shower within with separate handheld attachment and glazed shower screen. The room has inset ceiling spotlights, full tiling to walls and floor, chrome towel rail / radiator and Velux skylight.





GARDEN

To the front of the home is a graveled driveway proving off street parking for at least two vehicles, perimeter dwarf walling and boarder with hedging. Please note there are two steps leading to the front door. The stone gravel continues down the side of the property leading to a wooden gate which provides access to the rear of the property. To the rear of the property and immediately behind the home is a limestone block paved patio seating area with steps leading down to the lawned garden. There is a further graveled seating area, hardstanding for a shed, flower beds containing various shrubs and trees and the garden is fully enclosed with perimeter fencing and hedging.



ADDITIONAL INFORMATION

The EPC is TBC and the council tax band is C, and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday – 8:45 am to 5:30pm

Saturday – 9:00 am – 2:00pm

Sunday – 11:00 am – 1:00pm



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