



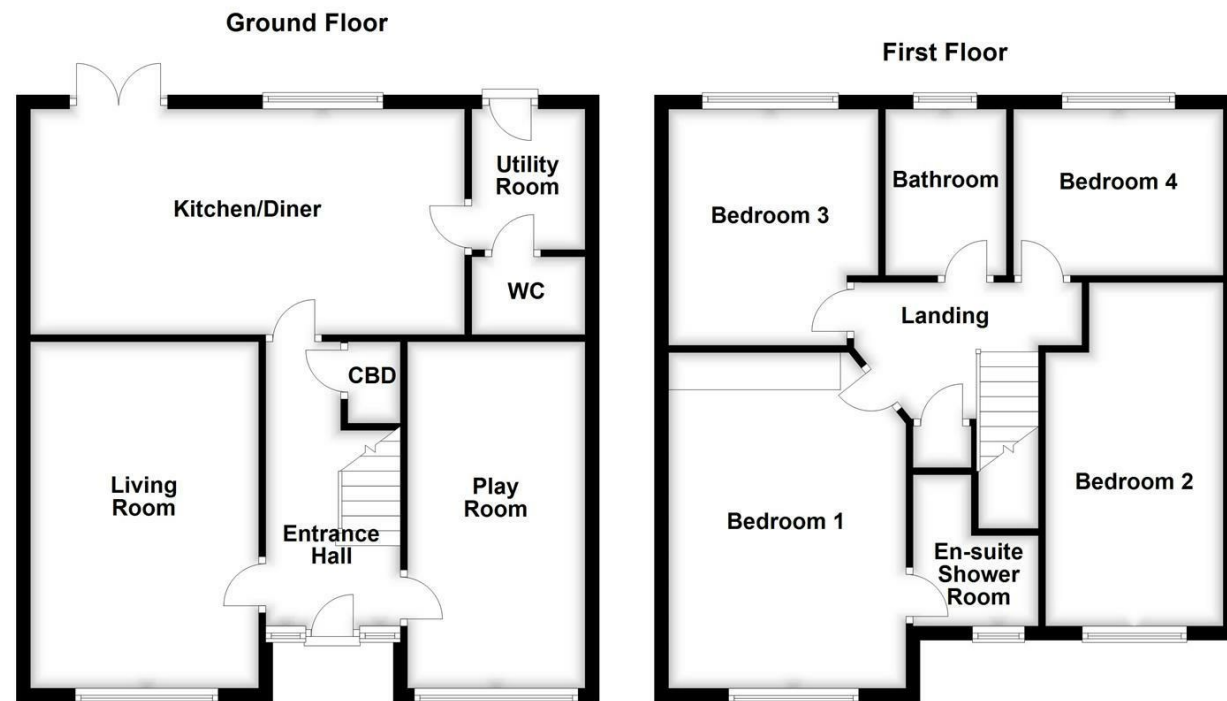
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## 9 Woodlands Court, Woolley Grange, Barnsley, S75 5FE

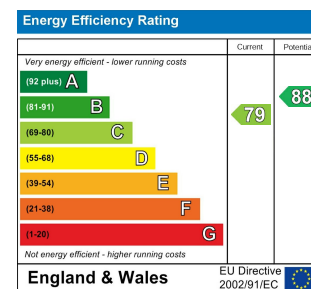
For Sale Leasehold £395,000

Enjoying a cul-de-sac location on this modern development is this superbly appointed and deceptively spacious four bedroom executive detached family home enjoying a raft of upgraded features and high specification throughout and benefitting from solid oak doors throughout, solid oak staircase with glass balustrade, two large reception rooms, modern kitchen/diner, ample off road parking and enclosed rear garden.

The property fully comprises of the entrance hall, living room, play room, understairs storage cupboard, spacious kitchen/diner with utility room and downstairs w.c. The first floor landing leads to four double bedrooms [with the principal bedroom boasting en suite facilities] and a modern three piece suite house bathroom/w.c. Outside to the front there is ample off road parking provided by a double tarmac driveway with low maintenance pebbled front garden and two timber gates providing access to the rear. Within the rear garden there are numerous patio areas with timber pergola, an artificial lawned garden with rockery style borders, completely enclosed by timber panelled surround fences on all three sides.

The property is within the sought after location of Woolley Grange with main bus routes running to and from Wakefield and Barnsley. The M1 motorway is only a short distance away, perfect for those looking to commute further afield.

Simply a fantastic home which truly deserves an early appraisal to fully reveal the quality of accommodation on offer and to avoid disappointment.



### 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.

### 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



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**ACCOMMODATION**

**ENTRANCE HALL**

Composite front entrance door leads into the entrance hall. Solid oak staircase with glass balustrade leading to the first floor landing, solid oak doors providing access to the living room, kitchen/diner, understairs storage cupboard and play room. Contemporary white radiator, inset spotlights to the ceiling and amtico flooring.

**PLAY ROOM**

16'4" x 7'6" [4.98m x 2.30m]

UPVC double glazed window to the front with built in shutters, contemporary white radiator, amtico flooring, inset spotlights to the ceiling and condensing regular boiler housed in this room.

**LIVING ROOM**

10'8" x 16'2" [3.27m x 4.95m]

Amtico flooring, contemporary white radiator and UPVC double glazed window to the front with built in blinds.



**KITCHEN/DINER**

10'6" x 20'4" [3.22m x 6.22m]

Range of wall and base units with laminate work surface over and laminate upstanding above, breakfast bar, integrated Neff double oven and grill with four ring induction hob and chrome extractor hood, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, integrated Indesit dishwasher, integrated freezer and amtico flooring. Pull out pantry cupboard, contemporary dark grey radiator, inset spotlights to the ceiling, UPVC double glazed window

and a set of UPVC double glazed French doors leading into the landscaped rear garden. Solid oak door providing access into the utility room.



**UTILITY**

5'4" x 6'7" [1.64m x 2.01m]

Amtico flooring, central heating radiator, composite rear entrance door leading into the rear garden, inset spotlights to the ceiling and extractor fan. Range of wall units with laminate work surface, space and plumbing for a washing machine, space for a tumble dryer and space for a large fridge/freezer. Solid oak door providing access into the downstairs w.c.

**W.C.**

5'4" x 3'11" [1.63m x 1.20m]

Amtico flooring, two piece suite comprising low flush w.c. and pedestal wash basin with mixer tap and tiled splash back. Central heating radiator, extractor fan and sensor lighting.

**FIRST FLOOR LANDING**

Galleried landing with solid oak doors providing access to four bedrooms and modern three piece suite house bathroom. Further door to water cylinder cupboard with fixed shelving within and loft access to the half boarded loft with pull out ladder.

**BEDROOM ONE**

15'8" x 10'9" [4.78m x 3.28m]

UPVC double glazed window with built in shutter, central heating radiator, fitted double wardrobes to one wall and solid oak door providing access to the en suite shower room.

**EN SUITE SHOWER ROOM/W.C.**

6'5" x 4'2" [min] x 7'1" [max] [1.98m x 1.29m [min] x 2.17m [max]]

Three piece suite comprising enclosed shower cubicle with mixer shower, low flush w.c. and pedestal wash basin with mixer tap. UPVC double glazed frosted window overlooking the front elevation, white ladder style radiator, wall mpainted shaver socket point, inset spotlights to the ceiling and extractor fan.

**BEDROOM TWO**

13'0" [max] x 16'3" [min] x 8'2" [3.97m [max] x 4.96m [min] x 2.49m]

UPVC double glazed window overlooking the front with built in shutters and central heating radiator.

**BEDROOM THREE**

8'5" [min] x 9'10" [max] x 11'2" [2.59m [min] x 3.01m [max] x 3.42m]

UPVC double glazed window to the rear with built in shutters and central heating radiator.

**BEDROOM FOUR**

7'9" x 9'10" [2.38m x 3.0m]

UPVC double glazed window to the rear with built in shutters and central heating radiator.



**BATHROOM/W.C.**

7'8" x 5'8" [2.35m x 1.74m]

Three piece suite comprising roll top bath with chrome mixer tap and chrome pull out shower attachment, low flush w.c. and pedestal wash basin with mixer tap. Porcelain tiled walls and floor with underfloor heating, contemporary chrome radiator, inset spotlights to the ceiling, extractor fan and UPVC double glazed frosted window to the rear elevation.



**OUTSIDE**

To the front of the property is a double tarmac driveway providing ample off road parking for two vehicles with central paved pathway to the front door with up and down chrome light under the covered porch. There is a low maintenance pebbled front garden and timber gate to the left hand side providing access down a pebbled pathway and to the right hand side of the property is a timber gate also accessing the rear. Within the rear garden there is a paved patio area, water point connection, outside light and low maintenance artificial lawned garden with steps leading up to a timber decked patio area with rockery style garden and further timber seating area in the corner. Teh rear garden is enclosed by timber panelled surround fences, making it completely enclosed.



**LEASEHOLD**

The service charge is £192.98 [pa] and ground rent £100 [pa]. The remaining term of the lease is 979 years [2024]. A copy of the lease is held on our file at the Wakefield office.

**COUNCIL TAX BAND**

The council tax band for this property is E.

**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 Wakefield 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.