



Mulberry House 12 Kirkgate Lane

South Hiendley, Barnsley, S72 9DS

Offers in the region of £480,000



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This beautiful four bedroom family home is ready to move into.

Including, entrance porch, kitchen, dining room, lounge, bathroom, four bedrooms - one with ensuite, garage, driveway for several cars and stunning rear garden.

The property is within easy reach of the range of local amenities and schools within the semi rural location of South Hiendley. Main bus routes run to and from Pontefract and Wakefield city centre. IT is perfectly positioned for commuters with the motorway links being a short driveaway and bordering Barnsley, Wakefield and Pontefract.

FREEHOLD

Entrance Porch

External door leading into the porch. Rear facing window and door into the kitchen. Space for coats and shoes.

Kitchen

Recently fitted wall and base units with integral dishwasher, double oven, hob with extractor fan and sink with drainer. Rear facing window. Kitchen island with more built in storage. Space for an american style fridge freezer. Doors into the lounge and dining room.

Dining Room

Bi fold doors with access to the rear of the garden for outside living space. Currently fits a full dining table and chairs but could be used as a play room or another sitting room. Door into the garage.

Lounge

Front facing window. Door from the kitchen into the lounge as well as walk way into the dining room. Stairs to the first floor landing.

First Floor Landing

Rear facing windows. Doors into the bedrooms and bathroom.

Bedroom One

Front facing window with woodland views. Space for a double bed and fitted wardrobes. Door into the ensuite.

En Suite

Fully tiled shower room with WC, vanity storage sink and walk in shower.

Bedroom Two

Front facing window. Space for a double bed and fitted wardrobes. Built in storage cupboard.

Bedroom Three

Front facing window. Space for a double bed and wardrobes. Built in storage cupboard.

Bedroom Four

Rear facing window. Space for a bed and wardrobe. Currently set up as an office.

Bathroom

Fully tiled bathroom with WC, vanity storage sink, freestanding bath and shower cubicle. Rear facing window.

Garage

Up and over door. Space for storage. Power and lighting. Access to the house via the dining room.

Exterior

To the front of the property there is a gated driveway for multiple cars leading to the garage. To the rear of the property there is a patio and lawn. There is a storage shed with power and lighting. There is a further patio to the rear of the garden. Shrubbery flower beds surround the boarder.



Road Map



Hybrid Map



Terrain Map



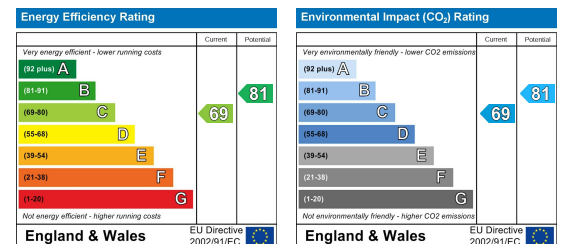
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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