



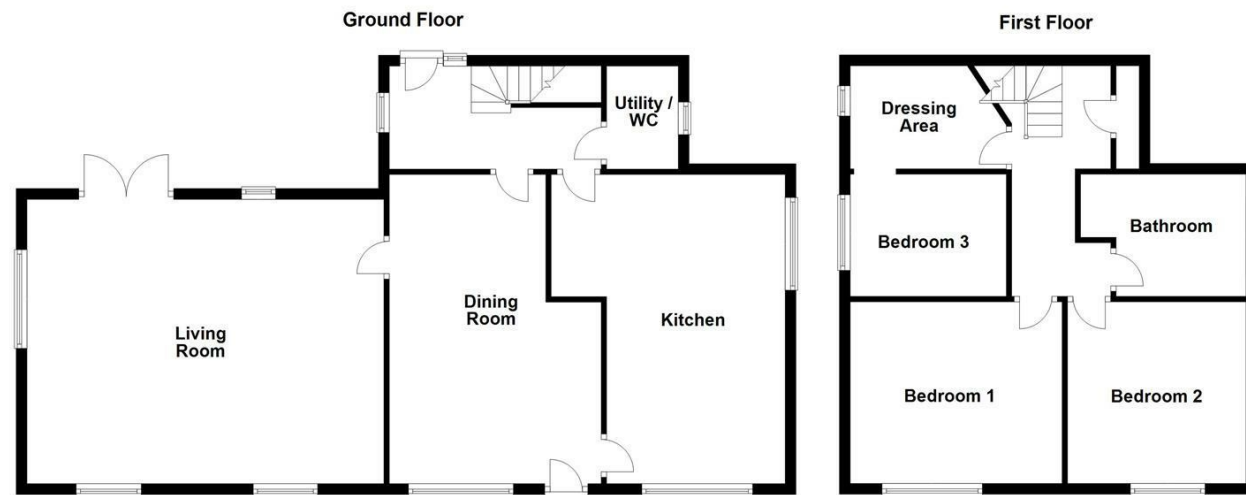
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01924 266 555

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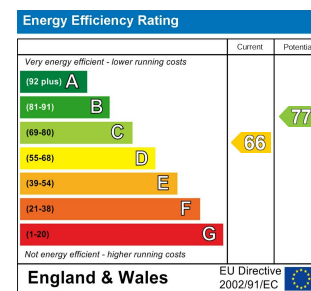
36 High Street, South Hiendley, Barnsley, S72 9AH

For Sale Freehold £400,000

A deceptively spacious detached family home that has been improved and extended to a good standard with three multi purpose substantial outbuildings to the rear.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and thoughtfully designed property is approached via an everyday entrance hall to the rear, which has a guest cloakroom/utility room off to the side. The main living room is of particularly good proportions with French doors leading out to the back garden. The adjoining dining room is also of a generous size with a feature fireplace and leading through into the kitchen and fitted with a good range of modern units and adjoining breakfast area. To the first floor there are two good sized double bedrooms, plus a single bedroom that has an adjoining dressing room/study. The house bathroom is finished to a good standard with a modern four piece suite. Outside, to the front and side the property has a lawned garden with specimen planted trees. To the rear of the property there is a gated vehicular access off Stone Court. Gates lead to a secure parking area and on into a further enclosed yard which provides access to three substantial outbuildings.

This interesting property offers flexible accommodation and is located 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.



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.

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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



ACCOMMODATION

RECEPTION HALL

12'9" x 6'2" [3.9m x 1.9m]

Composite front entrance door with side screen, additional window to the side, wood grain effect ceramic tiled floor and stairs to the first floor with useful understairs store.

GUEST W.C./UTILITY

6'2" x 4'3" [1.9m x 1.3m]

Frosted window to the side, part tiled walls, low suite w.c. with hand basin and space and plumbing for a washing machine.

LIVING ROOM

21'7" x 17'4" [6.6m x 5.3m]

French doors to the front, windows to three sides and two double central heating radiators. Wood grain effect ceramic tiled floor.

DINING ROOM

18'8" x 12'9" [5.7m x 3.9m]

Bay window to the front, front door, old school style radiator and feature fireplace with a wooden surround housing a cast iron stove style gas fire.

Wood grain effect ceramic tiled floor.

KITCHEN

18'8" x 14'1" [max] [5.7m x 4.3m [max]]

Windows to the front and side, old school style radiator, tiled floor and fitted with a range of contemporary style wall and base units with granite work tops incorporating a stainless steel unit. Belling Range style cooker with seven gas hobs, two ovens, grill and warming drawer, stainless steel splash back and matching filter hood over. Integrated Bosch dishwasher and matching larder style cupboard.

FIRST FLOOR LANDING

Loft access point and window to the rear.

BEDROOM ONE

13'1" x 10'9" [4.0m x 3.3m]

Window to the front, double central heating radiator, dado rail and a range of fitted wardrobes with cupboards over.

BEDROOM TWO

10'9" x 10'9" [3.3m x 3.3m]

Window to the front and old school style radiator.

BEDROOM THREE

9'6" x 7'2" [2.9m x 2.2m]

Window to the side, old school style radiator and a door opening through to the adjoining dressing room.

DRESSING ROOM

8'10" x 6'2" [2.7m x 1.9m]

Window to the side.

BATHROOM/W.C.

10'2" x 7'2" [max] [3.1m x 2.2m [max]]

Frosted window to the side, tiled walls and floor and fitted with a four piece white and chrome suite comprising corner bath, separate shower cubicle with twin head shower and glazed screen, wall mounted wash basin and low suite w.c. Ladder style heated towel rail and extractor fan.

OUTSIDE

To the front, the property is approached via a hand gate which leads to a lovely lawned garden with planted specimen trees. The lawned garden extends round the side of the house to the rear. Behind the house is an Indian stone paved patio area and three substantial outbuildings. Approached from the back lane there is a gated driveway providing parking space for several vehicles.

KENNEL COMPLEX

20'0" x 19'1" internally [6.1m x 5.84m internally]

Of concrete block, fully insulated and timber clad. Drainage connected directly to mains. Seven raised beds of varying sizes separated by open partition walls to give privacy. Small kitchen area with its own consumer unit, electric water heater. Ample layout of electrical sockets for heaters. Whirlybird roof ventilation and S&P extraction fan.

OUTBUILDING TWO

18'8" x 15'5" internally [5.7m x 4.7m internally]

Of concrete-block and timber clad construction. Also benefiting from mains connected drainage channels.

OUTBUILDING THREE

18'8" x 15'5" internally [5.7m x 4.7m internally]

Of concrete-block and wood clad construction.

COUNCIL TAX BAND

The council tax band for this property is C.

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.