



**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.



**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022

**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**Sunnymeade East Street, South Hiendley, Barnsley, S72 9BB**  
**For Sale By Modern Method Of Auction Freehold Starting Bid £135,000**

For sale by Modern Method of Auction; Starting Bid Price £135,000 plus reservation fee. Subject to an undisclosed reserve price.

Enjoying a pleasant position tucked back from the main roadside is this spacious and extended three bedroom semi detached house, in need of updating throughout however offering huge potential with scope to develop further, subject to consent.

Having UPVC double glazing throughout, the accommodation comprises of entrance hall, spacious lounge and extended kitchen/diner. The first floor landing leads to three bedrooms (two of which are doubles) and main house bathroom/w.c. Outside, low maintenance gardens to the front and rear with driveway providing ample off street parking leading to the large double detached garage, which could be used for a variety of purposes.

The property is well placed to local amenities including shops and schools with local bus routes nearby.

Offered for sale with no chain and vacant possession, an ideal home for the growing family looking to put their own stamp on and deserves an early viewing to avoid disappointment.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.



#### ACCOMMODATION

##### ENTRANCE HALL

UPVC entrance door, UPVC double glazed frosted window to the side, door to the lounge, stairs to the first floor landing with understairs storage and archway leading through into L-shaped extended kitchen/diner.

##### KITCHEN/DINER

178" x 711" [min] x 172" [max] [5.39m x 2.43m [min] x 5.25m [max]]  
Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, four ring gas hob with filter hood above, integrated double oven and grill, drawers down the base units, space for fridge and freezer. Coving to the ceiling, fully tiled in the kitchen area, display cabinets, wood effect flooring, UPVC double glazed windows to the side and rear. UPVC door and sliding patio doors to the rear. Double doors leading into the lounge.



##### LOUNGE

20'6" x 12'4" [max] x 9'10" [min] [6.27m x 3.77m [max] x 3.0m [min]]  
UPVC double glazed window to the front, coving to the ceiling, gas fire with stone surround and tiled hearth and mantle.



##### FIRST FLOOR LANDING

Loft access, doors to three bedrooms and the bathroom.

##### BEDROOM ONE

11'5" x 11'6" [3.50m x 3.52m]  
UPVC double glazed window to the front, fitted wardrobes and door to airing cupboard.



##### BEDROOM TWO

8'9" x 11'6" [2.68m x 3.52m]  
UPVC double glazed window to the rear.

##### BEDROOM THREE

6'5" x 5'10" [1.97m x 1.80m]  
UPVC double glazed window to the front.

##### BATHROOM/W.C.

5'8" x 6'5" [1.74m x 1.96m]  
Low flush w.c., pedestal wash basin, panelled bath with electric shower over, fully tiled walls and floor. Loft access and UPVC double glazed frosted window to rear.



##### OUTSIDE

To the front is a low maintenance garden with plants and shrubs bordering and gated access to the side. Driveway providing ample off street parking leading to large double detached garage. To the rear is a low maintenance garden incorporating patio with pergola and greenhouse.



##### DOUBLE GARAGE

23'5" x 23'1" [7.16m x 7.04m]  
Folding doors, light and power. One half has an inspection pit.



##### 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.

##### AUCTIONEER'S COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iam sold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iam sold and provide proof of how the purchase will be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iam sold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

##### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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