



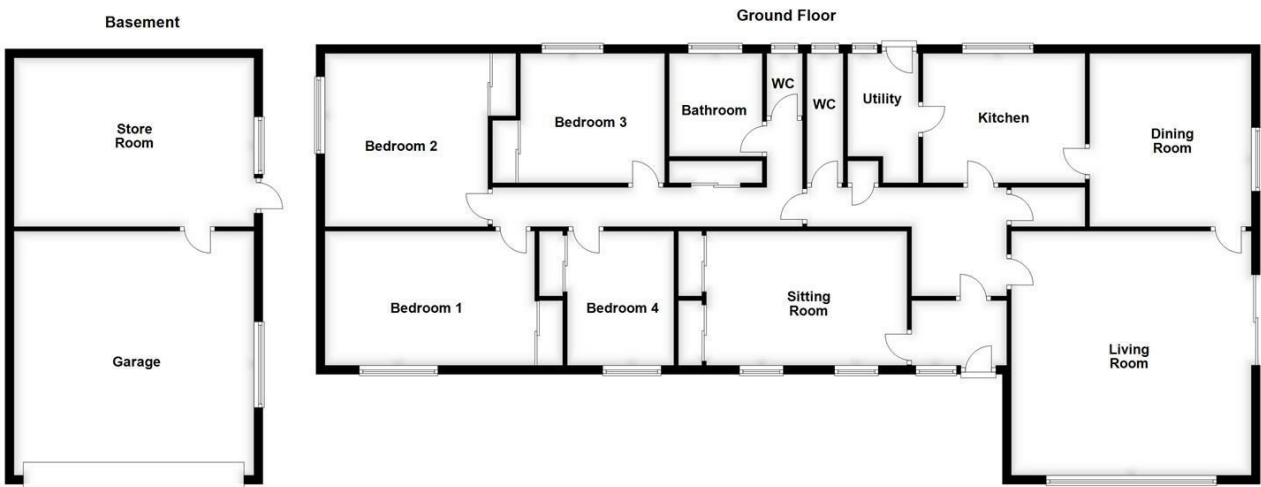
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5 Church Lane, Cawthorne, Barnsley, S75 4DW  
For Sale Freehold £490,000

A deceptively spacious four bedroomed detached family bungalow situated in an enviable tucked away position with fine views of the church in the heart of this highly sought after village.

With a gas fired central heating system and sealed unit double glazed windows, this expansive detached bungalow is approached via an open entrance porch that leads through into a modest entrance hall and then onto a central reception hall. The main living room has picture windows taking full advantage of the views towards the church at the front, as well as French doors to a balcony at the side. There is a separate dining room in addition, as well as a good sized sitting room. The kitchen is fitted with a broad range of units with integrated cooking facilities and is complemented by the neighbouring utility room. In total there are four well proportioned bedrooms, all served by a family bathroom with two separate toilets. Outside, the property stands in good sized gardens with a driveway that provides off street parking and leads up to a double garage that sits beneath the main living room.

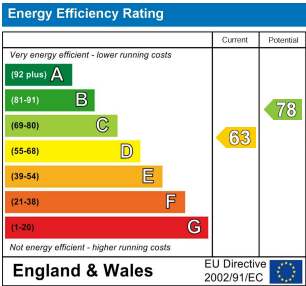
The property is situated in this highly sought after village within easy reach of the local amenities occupying something of a tucked away position with fine views over the church. Cawthorne itself is ideally placed for ready access to the surrounding business centres, as well as access to the national motorway network .

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.





ACCOMMODATION

OPEN ENTRANCE PORCH

UPVC door into a reception hall with central heating radiator.

RECEPTION HALL

Cloaks hanging space, built in cupboard, central heating radiator and separate built in wardrobe.

GUEST CLOAKROOM

Low suite w.c. and wall mounted wash basin. Central heating radiator.

LIVING ROOM

18'0" x 18'0" [5.5m x 5.5m ]  
Large picture windows to the front and sliding French doors to the balcony at the side. Double central heating radiator and feature former fireplace.

DINNING ROOM

13'1" x 12'1" [4.0m x 3.70m ]  
Window to the side and central heating radiator.

KITCHEN

12'1" x 9'10" [3.7m x 3.0m]  
Fitted with a range of light wood grain effect wall and base units with contrasting dark laminate work tops and tiled splash backs. Inset stainless steel sink unit, stainless steel four ring gas hob with filter hood over, built in oven, space and plumbing for a dishwasher. Window to the rear.

UTILITY ROOM

7'6" x 5'2" [2.3m x 1.6m]  
Additional fitted cupboards with stainless steel sink unit, space and plumbing for a washing machine, space for a tall fridge/freezer. external door to the rear and central heating radiator.

SITTING ROOM

17'0" x 9'10" [max] [5.2m x 3.0m [max]]  
Two windows to the front, double central heating radiator and two double fronted fitted cupboards.

BEDROOM ONE

15'8" x 10'2" [4.80m x 3.1m]  
Window to the front, central heating radiator, vanity wash basin with cupboards under and double fronted built in wardrobe.

BEDROOM TWO

13'1" x 12'2" [4.0m x 3.73m ]  
Window to the side, central heating radiator and built in wardrobe.

BEDROOM THREE

10'10" x 9'10" [3.31m x 3.00m ]  
Window to the rear, central heating radiator and built in wardrobe.

BEDROOM FOUR

10'2" x 8'0" [3.1m x 2.44m ]  
Window to the front, central heating radiator and built in wardrobe.

BATHROOM

7'8" x 7'2" [2.34m x 2.2m]  
Fitted with a white and chrome suite comprising panelled bath with shower and pedestal wash basin. Frosted window to the rear, double central heating radiator and heated towel rail.

W.C.

4'7" x 2'7" [1.4m x 0.8m]  
Frosted window to the rear and low suite w.c.

GUEST W.C.

9'10" x 2'7" [3.0m x 0.8m]  
Frosted window to the rear and a low suite w.c.

OUTSIDE

To the front the property has a gated driveway that provides off street parking and turning space and leads up to the double garage that sits below the living room. To the front of the house there is a garden, laid mainly to lawn with established shrubs that extends round the side of the house. To the rear there is a further narrow garden and to the side is a balcony overlooking the remainder of the gardens which run round back to the front.

PLEASE NOTE

This property is non-standard [timber framed] construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

COUNCIL TAX BAND

The council tax band for this property is F.

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.