

WAKEFIELD

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OSSETT

01924 266 555

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PONTEFRAC T & CASTLEFORD

01977 798 844



12 Alderson Drive, Barnsley, S71 1UU

For Sale Freehold £140,000

Introducing to the market is this two bedroom end terrace property situated in Barnsley. Boasting two double bedrooms in a well presented condition, a kitchen diner, large garden to the rear and views looking onto the Pennines.

The property briefly comprises of a living room which leads to the kitchen dining room and the main house bathroom which is on the ground floor. The living room also has a door which leads to the stairs to the first floor landing. To the first floor there is access to two double bedrooms and the separate house W.C.. To the front of the property is a small buffer garden with a paved pathway which leads to the entrance door and leads around to the rear of the property where there is a lawned area, a paved patio area perfect for outdoor dining and entertaining and is enclosed by timber fencing.

The property is situated close to local shops and amenities including local schools and is within close reach of Barnsley town centre.

A fantastic home perfect for a buy to let investor in the market or landlord sold with a tenant in situ and an early viewing comes highly recommended to avoid any level of disappointment.

**IMPORTANT NOTE TO PURCHASERS**

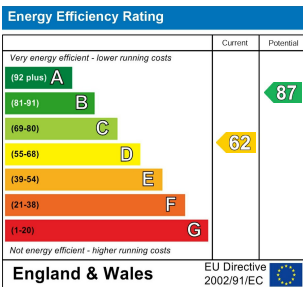
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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

### LIVING ROOM

13'3" x 11'7" [min] x 11'10" [max] [4.06m x 3.55m [min] x 3.62m [max] ]

UPVC double glazed front entrance door. UPVC double glazed window to the front, central heating radiator. Door into the kitchen, stairs to first floor landing.



### KITCHEN

13'4" x 7'4" [4.07m x 2.25m ]

UPVC double glazed window to the rear, central

heating radiator, doors into house bathroom and storage cupboard which houses the boiler. A range of wall and base units, integrated cooker, four ring gas hob and pull out extractor fan, laminate worksurface and tiled splashback. Space and plumbing for a washing machine, composite sink with mixer tap and drainer.

### BATHROOM

6'7" x 5'6" [2.03m x 1.68m]

Frosted UPVC double glazed window to the rear, central heating radiator, fully tiled throughout. panel bath with hot and cold taps and shower head attachment, pedestal wash basin with hot and cold taps.



### FIRST FLOOR LANDING

UPVC double glazed window to the side, central heating radiator. Doors into two bedrooms and a W.C.. Loft access.

### BEDROOM ONE

11'7" x 13'3" [3.54m x 4.06m]

UPVC double glazed window to the front.



### BEDROOM TWO

7'3" x 10'2" [2.21m x 3.10m]

UPVC double glazed window to the rear, central heating radiator.



### W.C.

Frosted UPVC double glazed window to the side, low flush W.C..

### OUTSIDE

To the front of the property is a small buffer garden and a paved pathway leading to the entrance door and side door and leading round to the rear of the property. To the rear of the property there is a patio area perfect for outdoor dining and entertaining, side access to the front elevation, laid to lawn garden all enclosed by timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.