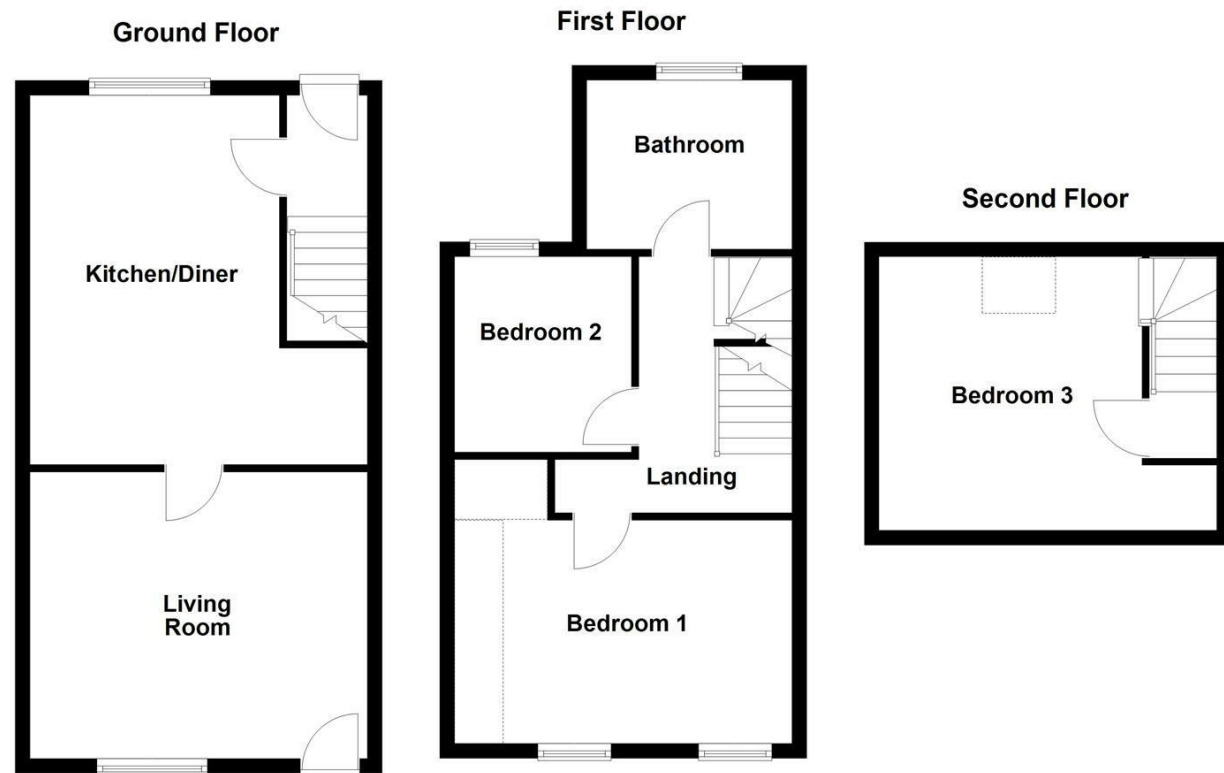




49 Haigh Lane, Haigh, Barnsley, S75 4DA

For Sale Freehold £210,000

Proudly offered to the market is this beautifully presented three bedroom mid terrace property, boasting spacious accommodation arranged over three floors. The home has been significantly enhanced by a double storey rear extension and a loft conversion, creating a substantially larger living space than its external appearance. Situated in the highly sought after village of Haigh, the property further benefits from a contemporary kitchen and bathroom, together with a low maintenance garden.

The accommodation briefly comprises to the ground floor [which has been newly plastered and painted], a welcoming living room and a modern fitted kitchen/diner with rear access to the garden, a useful home office space and stairs rising to the first floor. The first floor landing provides access to two bedrooms and a stylish four piece house bathroom. A further staircase leads to a generously sized third bedroom on the second floor. Externally, there is a small buffer garden to the front with a paved pathway to the entrance, while the rear enjoys a low maintenance yard with shared access for neighbouring properties.

The property occupies a charming position within Haigh, a picturesque village renowned for its proximity to the Yorkshire Sculpture Park and scenic countryside walks. Junction 38 of the M1 motorway is only a short drive away, making it an ideal base for those needing to commute further afield.

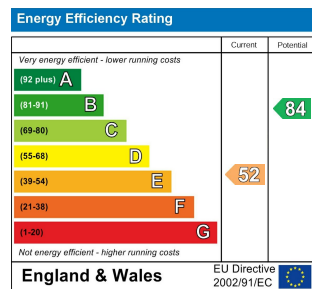
Offered for sale with no onward chain and vacant possession, this property presents an excellent opportunity for a variety of buyers. A viewing is highly recommended to fully appreciate the quality and potential on offer.

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

12'5" x 15'1" [3.81m x 4.61m]

UPVC front entrance door, engineered oak flooring, UPVC double glazed window to the front elevation, electric radiator and door leading into the kitchen/diner.



KITCHEN/DINER

14'11" x 16'8" [4.55m x 5.09m]

Newly fitted range of wall and base units with solid oak work surface over incorporating composite sink and a range of AEG and Bosch appliances including cooker, four ring electric hob and integrated dishwasher. Space for a fridge/freezer and space for a washing machine. engineered oak flooring, electric radiator, spotlights, UPVC double glazed windows to the rear elevation. Home office area, perfect for those seeking a work from home space and door to the rear entrance.



REAR ENTRANCE

UPVC double glazed rear door, stairs to the first floor landing, spotlights and electric radiator.

FIRST FLOOR LANDING

Electric radiator, spotlights, doors to two bedrooms and house bathroom. A further staircase leading to the second floor.

BEDROOM ONE

13'1" x 9'4" [3.99m x 2.85m]

UPVC double glazed windows to the front elevation, extensive fitted wardrobes and electric radiator.



BEDROOM TWO

8'0" x 7'11" [2.46m x 2.42m]

UPVC double glazed window to the rear elevation and electric radiator.



BATHROOM/W.C.

8'1" x 6'11" [2.48m x 2.12m]

Four piece suite comprising low flush w.c., pedestal wash basin with mixer tap, panelled bath and shower unit with shower head attachment. UPVC double glazed frosted window to the rear elevation, spotlights and extractor fan.



SECOND FLOOR

BEDROOM THREE

12'7" x 11'9" [3.84m x 3.59m]

Velux window, eaves storage, spotlights and electric radiator.

OUTSIDE

To the front is a small buffer yard with paved pathway to the entrance door. To the rear is a low maintenance yard with shared access for the neighbouring properties.



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.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.