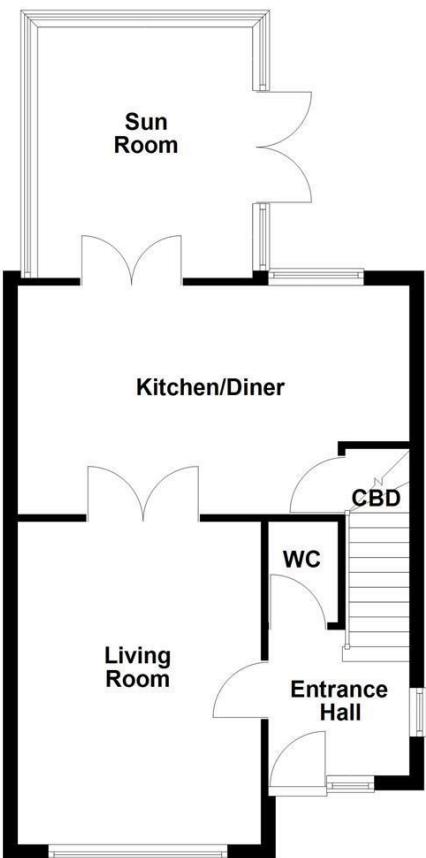
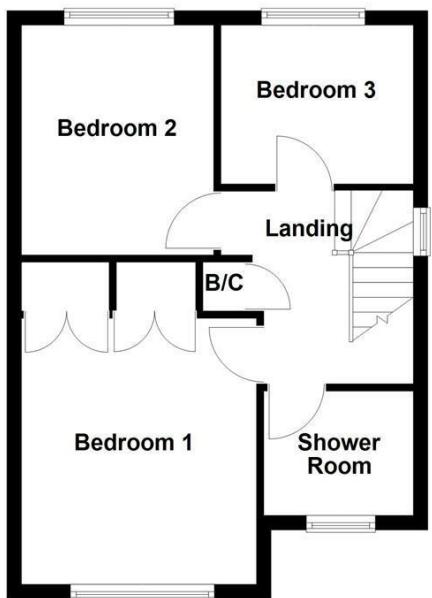


**Ground Floor****First Floor****IMPORTANT NOTE TO PURCHASERS**

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**

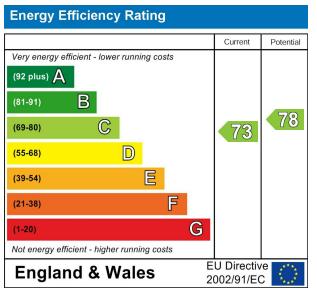
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*.

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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.

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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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## 5 Ryecroft Farm Close, South Hiendley, Barnsley, S72 9BF

**For Sale Freehold £300,000**

Located on a modern and attractive residential development, this well presented three bedroom linked-detached property offers spacious and versatile accommodation, together with ample off road parking and a beautifully enclosed landscaped rear garden.

The ground floor is centred around a generous open plan kitchen and dining area, complete with a breakfast bar and French doors opening into a sunroom which enjoys views over the rear garden. Double doors lead through to a spacious living room featuring a contemporary fireplace, while additional benefits include a useful understairs storage cupboard and a downstairs WC accessed from the entrance hallway, completing the ground floor accommodation. To the first floor, the landing provides access to three bedrooms and a modern three piece house bathroom. Bedroom one benefits from two double built in wardrobes positioned to the front of the property. A cupboard on the landing houses the combination boiler. Externally, the property enjoys an attractive lawned front garden with a central pathway leading to a recessed entrance porch. To the side, there is a double width driveway providing ample off road parking for two vehicles and leading to a single garage, fitted with a manual roller door. A timber gate provides access to the rear garden. The enclosed rear garden is thoughtfully landscaped and ideal for outdoor entertaining, featuring a block paved patio perfect for alfresco dining, steps rising to an Indian stone paved patio area positioned in the corner, and a well maintained lawn with planted borders to three sides. The garden is fully enclosed, offering a good degree of privacy.

The property is conveniently located within walking distance of local amenities and well-regarded schools, with excellent transport links via main bus routes to Pontefract and Wakefield city centre.

An internal viewing is highly recommended to fully appreciate the quality and location of this superb family home.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door leads into the entrance hall, which benefits from a newly installed UPVC frosted glazed panel window to the side of the door, coving to the ceiling, along with a second newly installed UPVC glazed window to the side aspect. There is a staircase with handrail rising to the first floor landing and two doors provide access to the downstairs WC and the living room.

### DOWNTAIRS W.C.

4'7" x 3'2" [1.40m x 0.99m]

Comprising a wall mounted wash basin with tiled splashback, low flush WC, fully tiled flooring, extractor fan to the ceiling, and coving to the ceiling.

### LIVING ROOM

10'11" x 14'7" [3.34m x 4.45m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, spotlights, and provision for a gas fire with a modern marble hearth and matching interior and wooden decorative surround [fire currently disconnected].



### KITCHEN DINER

10'4" x 17'10" [3.16m x 5.44m]

A range of wall and base units with coordinating work surfaces and tiled splashbacks, 1½ stainless steel sink and drainer with mixer tap, plumbing for a washing machine, space for a freestanding fridge freezer, and an integrated oven and grill with four ring gas hob and extractor hood above. A door provides access to a pantry cupboard with fixed shelving. Additional features include downlights to wall cupboards, a fully tiled floor, central breakfast bar, UPVC double glazed French doors opening into the sunroom, spotlights, and a UPVC double glazed window to the rear garden.

### SUNROOM

11'4" x 9'10" [3.47m x 3.02m]

Pitched sloping ceiling incorporating spotlights, a fully tiled floor, UPVC double glazed windows to three sides, and UPVC double glazed French doors opening onto the rear garden.



### FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation and loft access. There are five doors leading to the, boiler cupboard housing the combi boiler, three to the bedrooms, and the shower room.

### BEDROOM ONE

10'11" x 11'11" [3.33m x 3.65m]

UPVC double glazed window to the front, central heating radiator, spotlights, and two double built in wardrobes.



### BEDROOM TWO

8'9" x 10'5" [2.68m x 3.20m]

UPVC double glazed window to the rear and a central heating radiator.



### BEDROOM THREE

7'3" x 8'9" [2.21m x 2.67m]

UPVC double glazed window to the rear and a central heating radiator.

### SHOWER ROOM

5'8" x 6'6" [1.74m x 1.99m]

Comprising a three piece suite including a low flush WC, wash basin with mixer tap set into a high gloss vanity unit with chrome handles, and vanity mirror with LED lighting above, a curved corner shower enclosure with double glazed doors, mixer shower with rainfall shower head and separate attachment. UPVC double glazed frosted window to the front, fully tiled walls, chrome heated towel rail, extractor fan and spotlights.



### OUTSIDE

To the front of the property is an attractive lawned garden with a central paved pathway leading to a recessed porch. A tarmacadam driveway runs down the side of the property providing off road parking for two vehicles and leading to a single garage with a roller door. To the rear of the property is a block paved patio with steps leading to an Indian stone paved seating area, adjoining an attractive lawned garden with planted borders to three sides. The garden is fully enclosed by fencing, making it ideal for children and pets.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.