



WAKEFIELD  
01924 291 294

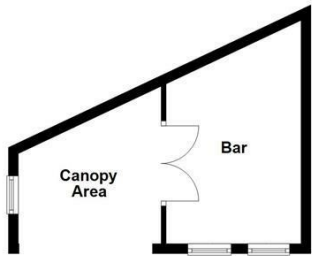
OSSETT  
01924 266 555

HORBURY  
01924 260 022

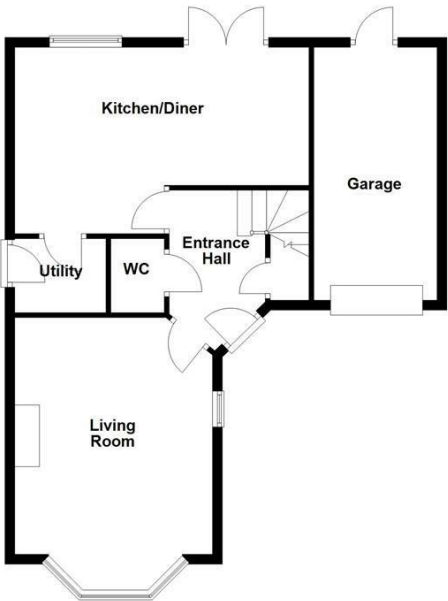
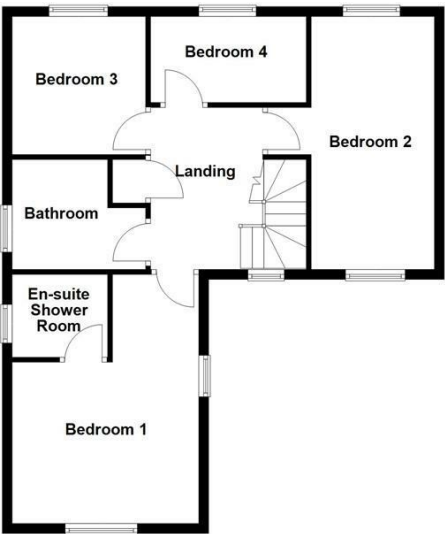
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

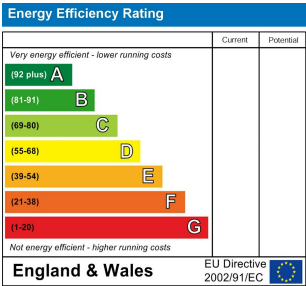


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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.



### 3 Elder Way, South Hiendley, Barnsley, S72 9FA

#### For Sale Leasehold Guide Price £345,000 - £355,000

Nestled within a cul de sac on a sought after modern development in South Hiendley, is this generously proportioned four bedroom detached family home. The property benefits from four good sized bedrooms, ample reception space, generous off road parking and an enclosed rear garden complete with an outdoor bar, making it an ideal home for family living and entertaining.

The accommodation briefly comprises an entrance hall with staircase to the first floor, useful understairs storage and access to the living room, downstairs WC and kitchen diner. The kitchen diner leads through to a utility room with side access and access to the rear garden. To the first floor, the landing provides loft access, a storage cupboard and doors leading to four bedrooms and the house bathroom. Bedroom one benefits from en suite shower facilities. Externally, to the front there is a lawned garden alongside a block paved and tarmac driveway providing off road parking and access to the single integral garage. Additional parking is available via further tarmac spaces to the front. The rear garden is mainly laid to lawn and incorporates a paved patio area ideal for outdoor dining and entertaining, space for a garden shed and a timber built outbuilding currently utilised as a bar, complete with canopy, power and lighting. The garden is fully enclosed by fencing, making it suitable for both pets and children.

South Hiendley is a popular location for a range of buyers, particularly growing families, with local shops, schools and amenities within walking distance, along with well regarded public houses. A wider range of facilities can be found in nearby Barnsley, Pontefract and Hemsworth. The area is well served by local bus routes, with Fitzwilliam train station a short drive away and excellent road links via the A1, M1 and M62 motorway networks.

Only a full internal inspection will reveal all that this spacious family home has to offer. Early viewing is highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

10'9" (max) x 9'4" (min) x 5'5" [3.28m (max) x 2.85m (min) x 1.67m]

A front entrance door with frosted stained glass pane leads into the entrance hall. Coving to the ceiling, staircase to the first floor with understairs storage, central heating radiator and doors leading to the living room, kitchen diner and downstairs W.C.

### W.C.

4'11" max x 3'8" min x 2'4" [1.50m max x 1.12m min x 0.72m]

Central heating radiator, extractor fan, low flush W.C. and ceramic wash basin set within a vanity unit with storage below and mixer tap.

### LIVING ROOM

17'6" (max) x 12'6" (min) x 5'3" [5.35m (max) x 3.83m (min) x 1.61m]

Coving to the ceiling, UPVC double glazed bay window to the front and additional window to the side, two central heating radiators and inset glass fronted electric fireplace with flame effect.



### KITCHEN DINER

19'8" x 12'4" (max) x 9'3" (min) [6.00m x 3.78m (max) x 2.83m (min)]

Fitted with a range of modern gloss wall and base units with quartz work surface, inset 1.5 stainless steel sink with mixer tap and drainer, four ring induction hob with extractor hood above and integrated double oven. Integrated wine cooler and fridge freezer,

along with a breakfast bar with quartz work surface. UPVC double glazed window to the rear and a set of UPVC double glazed French doors leading out to the rear garden, both with fitted blinds. Two central heating radiators, spotlights to the ceiling and door through to the utility room.



### UTILITY ROOM

4'11" x 5'10" [1.50m x 1.80m]

Side door with frosted glass pane, extractor fan, fitted base units with laminate work surface, stainless steel sink and drainer with mixer tap and tiled splashback, along with space and plumbing for a washing machine.

### FIRST FLOOR LANDING

10'2" (max) x 10'4" (min) x 7'7" [3.11m (max) x 3.16m (min) x 2.32m]

Loft access, UPVC double glazed window to the front, central heating radiator, storage cupboard housing the water tank and doors leading to four bedrooms and the house bathroom.

### BEDROOM ONE

10'6" x 16'11" (max) x 11'0" (min) [3.21m x 5.16m (max) x 3.36m (min)]

Coving to the ceiling, two UPVC double glazed windows (front and side), central heating radiator, sliding door fitted wardrobes and fitted vanity unit. Door leading to the en suite.



### EN SUITE SHOWER ROOM/W.C.

5'6" x 6'11" [1.68m x 2.13m]

Frosted UPVC double glazed window to the side, extractor fan, spotlights to the ceiling, chrome heated towel radiator, concealed system low flush W.C., wash basin set within vanity unit with storage below and mixer tap, and shower cubicle with mains fed shower and glass screen. Fully tiled.



### BEDROOM TWO

16'8" (max) x 11'4" (min) x 8'7" [5.10m (max) x 3.47m (min) x 2.62m]

Two UPVC double glazed windows (front and rear) and central heating radiator.



### BEDROOM THREE

8'11" x 9'6" [2.72m x 2.92m]

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

### BEDROOM FOUR

6'2" x 10'5" [1.90m x 3.20m]

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

### HOUSE BATHROOM/W.C.

8'11" x 4'10" [2.72m x 1.48m]

Frosted UPVC double glazed window to the side, extractor fan, central heating radiator, low flush W.C., pedestal wash basin and panelled bath with mixer tap. Part tiled walls.



### OUTSIDE

To the front, the garden is low maintenance with a paved and tarmac driveway providing off road parking for one vehicle, leading to the single integral garage with up and over door, power and lighting. There is additional shared access driveway to the side, leading to further off road parking for two vehicles and space for bin storage. The remaining front garden is lawned with planted borders. To the rear, the garden is mainly lawned with a stone paved patio area, ideal for outdoor dining and entertaining. There is space for a garden shed and an outdoor bar, with the garden fully enclosed by timber fencing.



### OUTDOOR BAR

8'11" (max) x 15'1" (min) x 10'10" [2.72m (max) x 4.60m (min) x 3.32m]

Two UPVC double glazed windows to the front, UPVC double glazed French doors, spotlights to the ceiling and power and lighting throughout. Canopy area to the side.

### GARAGE

8'2" x 16'9" [2.50m x 5.13m]

Manual up and over door, power, lighting and rear access door.

### LEASEHOLD

The vendor has advised that the current annual charge is £80 per annum. This is subject to periodic increases every 25 years, with a capped maximum of £320 per annum over a 100 year period. The remaining term of the lease is 978 years [2026]. A copy of the lease is held on our file at the Pontefract office.

### COUNCIL TAX BAND

The council tax band for this property is E.

### 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.