

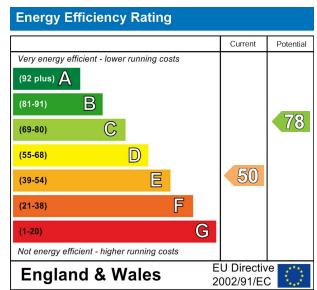
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## 15 School Street, Great Houghton, Barnsley, S72 0AE

**For Sale By Modern Method Of Auction Freehold Starting Bid £135,000**

For sale by Modern Method of Auction; Starting Bid Price £135,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in the sought after village of Great Houghton, this charming two bedroom detached cottage occupies a generous plot of approximately a quarter of an acre, offering fantastic potential for extension or further development (subject to planning permission).

The accommodation briefly comprises a living room with under-stairs storage, a separate dining room, kitchen, and bathroom with a separate w.c. To the first floor are two well proportioned bedrooms, both with fitted wardrobes. Externally, the property benefits from a block paved driveway providing ample off-street parking, a detached single garage with double timber gates, and expansive side and rear gardens with outbuildings (available by separate negotiation), all enclosed by stone walling.

Ideally located close to local shops, schools, and amenities, with excellent commuter links to Barnsley, Rotherham, and the wider South and West Yorkshire region, this property offers exceptional potential and must be viewed to fully appreciate everything it has to offer.

This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.

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SCAN  
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## ACCOMMODATION

### LIVING ROOM

13'10" x 12'4" [max] and 8'8" [min] [4.22m x 3.77m [max] and 2.65m [min]]

Accessed via a timber framed stable door. A multi fuel burning stove set on a slate hearth with tiled surround and stained timber mantle, exposed beams to the ceiling, a frosted UPVC double glazed window to the front, and a timber framed double glazed window to the side. Understairs storage, a central heating radiator, stairs to the first floor landing, doors leading to the dining room and kitchen.



### DINING ROOM

13'6" x 10'9" [max] and 9'6" [min] [4.12m x 3.3m [max] and 2.9m [min]]

A characterful reception space featuring two central heating radiators, sliding UPVC double glazed doors leading out to the rear garden, a timber framed double glazed window to the side and a UPVC double glazed window to the rear. Exposed ceiling beams and a gas fireplace with exposed brick surround and wooden mantle.



### KITCHEN

10'1" x 11'5" [3.08m x 3.5m]

Fitted with a range of wall and base units with long laminate work surfaces, stainless steel double sink and drainer with mixer tap, and tiled splashbacks. Integrated oven, four ring gas hob, space and plumbing for a washing machine, and space for a

freestanding fridge/freezer. Two UPVC double glazed windows to the side, an opening through to the breakfast area and a door leading to the bathroom.



### BREAKFAST AREA

3'10" x 9'10" [1.18m x 3.02m]

Timber framed frosted double glazed doors leading to the rear garden, loft access and a central heating radiator.

### BATHROOM

6'11" x 6'9" [2.13m x 2.07m]

Extractor fan, sliding door through to a separate w.c., frosted UPVC double glazed window to the front and a central heating radiator. A vanity style wash basin, panel bath with mixer tap, shower head attachment, glass shower screen, and part tiled walls.

### W.C.

2'6" x 6'6" [0.77m x 2.00m]

A frosted UPVC double glazed window to the side and a low flush w.c.

### FIRST FLOOR LANDING

Loft access and doors leading to two bedrooms.

### BEDROOM ONE

13'9" x 10'10" [max] and 8'6" [min] [4.21m x 3.32m [max] and 2.6m [min]]

A central heating radiator, fitted wardrobes and a timber framed double glazed window to the side.



### BEDROOM TWO

13'11" x 9'4" [max] and 8'0" [min] [4.25m x 2.85m [max] and 2.44m [min]]

A range of fitted wardrobes, central heating radiator and a timber framed double glazed window to the side.

### OUTSIDE

To the front, the property features a low maintenance garden with a combination of block paving and concrete pathways leading to the front entrance via an iron gate. To the side, there is a block paved driveway providing ample off road parking, leading to a single detached garage with an up and over door. Additional outbuildings include a timber built shed and a cattery/workshop area. The plot extends to approximately a quarter of an acre, mainly laid to lawn with mature planted borders, stone wall boundaries, and offers excellent potential for further development or extension [subject to planning permission].

### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.

### AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.