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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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 59 High Street, South Hiendley, Barnsley, S72 9AH

### For Sale By Modern Method Of Auction Freehold £99,950

Situated in the sought after village of South Hiendley, is this two bedroom mid terrace property offering excellent potential throughout. Requiring a degree of modernisation, the home boasts two generous double bedrooms, well proportioned reception space, and gardens to both the front and rear, making it an exciting opportunity for first-time buyers, small families, or investors alike.

The accommodation briefly comprises an entrance porch leading into a spacious living room, which provides access to the kitchen/diner. The kitchen benefits from a useful pantry, stairs to the first floor landing, and access to the rear porch, which in turn leads to the ground-floor bathroom and rear garden. To the first floor, the landing provides access to two well sized bedrooms, both featuring built in storage. Externally, the front garden is mainly laid to lawn with planted features, enclosed by a low wall and timber fencing with a gate leading to a concrete pathway to the front entrance. The rear garden is divided into two sections, a paved patio area ideal for outdoor dining and entertaining, and a further low maintenance section with slate and planted features, outbuildings for storage, and secure fencing throughout.

South Hiendley is a well connected village offering a range of local amenities including shops and schools within walking distance. Excellent transport links provide easy access to nearby towns and cities such as Pontefract, Hemsworth, and Wakefield, making it ideal for commuters.

Offered to the market with great potential and no onward chain, this property is not to be missed. An early viewing is highly recommended to fully appreciate the opportunity on offer.





## ACCOMMODATION

### ENTRANCE PORCH

Frosted UPVC double glazed door leads into the porch, with a further frosted UPVC double glazed door giving access to the living room.

### LIVING ROOM

13'0" [max] x 13'5" [max] / 11'11" [min] [3.97m [max] x 4.10m [max] / 3.65m [min]]

UPVC double glazed window to the front elevation, central heating radiator and gas fireplace with marble hearth, surround, and wooden mantle. Doors lead through to the kitchen diner.



### KITCHEN/DINER

12'11" x 9'10" [3.95m x 3.01m]

A range of wall and base units with laminate work surfaces over, stainless steel 1.5 sink and drainer with mixer tap, tiled splashback, four ring gas hob with integrated oven, space and plumbing for a washing machine and space for a fridge/freezer. UPVC double glazed window to the rear, central heating radiator, door to the understairs pantry [0.92m x 1.80m] and staircase leading to the first floor.

### REAR PORCH

Spotlighting to the ceiling, access to the bathroom and frosted UPVC double glazed door leading to the rear.

### BATHROOM/W.C.

7'4" x 7'7" [2.26m x 2.33m]

Fitted with a low flush w.c., pedestal wash basin, panelled bath, and a separate shower cubicle with electric shower head attachment and glass shower screen. Frosted UPVC double glazed window to the rear, central heating radiator, extractor fan and fully tiled walls.



### FIRST FLOOR LANDING

Loft access and doors leading to two bedrooms.

### BEDROOM ONE

12'11" x 13'5" [max] x 11'6" [min] [3.95m x 4.10m [max] x 3.52m [min]]

Range of fitted wardrobes and storage units, central heating radiator and UPVC double glazed window to the front elevation.



### BEDROOM TWO

12'11" x 10'0" [max] x 8'1" [min] [3.95m x 3.07m [max] x 2.47m [min]]

UPVC double glazed window to the rear elevation, central heating radiator and range of fitted storage cupboards.



## OUTSIDE

The front garden is mainly laid to lawn with planted features and timber fencing with brick walling around. A timber gate provides access to a concrete pathway leading to the front door. The rear garden is divided into two sections.

The first is a concrete patio area, perfect for outdoor dining and entertaining, which leads to an outbuilding ideal for storage. Beyond this, a paved and slate area features planted borders and a second outbuilding. The garden is fully enclosed, making it ideal for pets and children, with a right of access for neighbouring terrace residents for bins and foot passage.



## 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.

## 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.