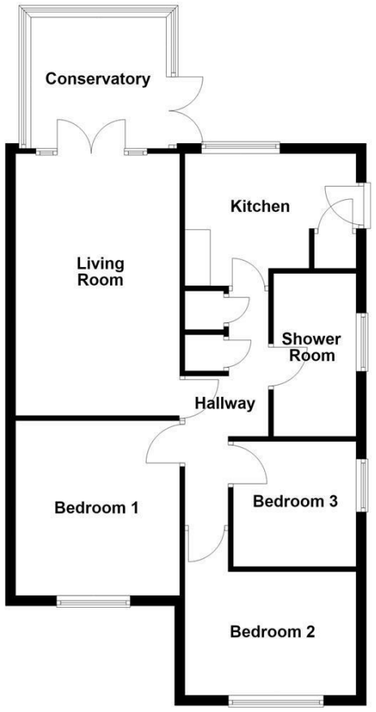
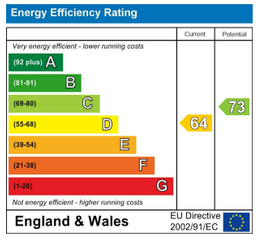
Ground Floor





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.

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Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

16 Park View, Shafton, Barnsley, S72 8PY

For Sale Freehold Offers In The Region Of £240,000

Situated in the popular Shafton area of Barnsley is this deceptively spacious three bedroom detached true bungalow, offering well proportioned accommodation throughout together with generous reception space, attractive gardens, off road parking and a larger than average detached garage.

The accommodation briefly comprises a modern fitted kitchen with useful pantry storage and access into an inner hallway. From here, doors lead to three good sized bedrooms, the shower room and living room, together with two additional storage cupboards and loft access. The living room opens into the conservatory, which in turn provides direct access onto the rear garden, creating a pleasant additional reception space overlooking the landscaped grounds. Externally, to the front is a lawned garden with mature shrubbery and a concrete and paved driveway providing off road parking. The driveway continues along the side of the property to the side entrance door and detached garage, which benefits from an electric roller door, power and lighting. The rear garden is attractively landscaped and arranged over tiers, incorporating artificial lawn, mature planting and a paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and walling.

The property is well placed for local amenities including shops, schools and public houses, with a wider range of facilities available in Barnsley and surrounding towns. Local bus routes operate nearby, while Fitzwilliam railway station and Barnsley railway station provide further transport connections. The M1 motorway network is also readily accessible for those travelling further afield.

Only a full internal inspection will truly reveal everything this fantastic opportunity has to offer. An early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

KITCHEN
11'1" x 8'6" (3.40m x 2.60m)
Composite side entrance door with frosted glazed panel leading into the kitchen. UPVC double glazed window overlooking the rear elevation, central heating radiator and spotlights to the ceiling. Fitted with a modern range of Shaker style wall and base units with laminate work surfaces over, incorporating a stainless steel sink with glass topped drainer and mixer tap. Tiled splashbacks, four ring induction hob with extractor hood above, integrated oven, integrated microwave, space and plumbing for a washing machine and space for a fridge freezer. Access to a useful pantry storage cupboard. Door providing access into the inner hallway.

INNER HALLWAY
Spotlights to the ceiling, dado rail and loft access. Doors provide access to three bedrooms, the shower room and living room, together with two useful storage cupboards.

LIVING ROOM
16'10" x 10'7" (5.15m x 3.23m)
UPVC double glazed French doors providing access into the conservatory. Coving to the ceiling, ceiling rose and central heating radiator. Feature gas fireplace with marble hearth and surround and timber mantle.

CONSERVATORY
8'9" x 8'3" (2.68m x 2.52m)
Surrounded by UPVC double glazed windows with UPVC double glazed French doors opening onto the rear garden. Central heating radiator.

BEDROOM ONE
11'3" x 10'7" (3.45m x 3.25m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM TWO
11'0" x 10'7" (3.37m x 3.23m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM THREE
8'2" x 8'1" (2.50m x 2.47m)
UPVC double glazed window overlooking the side elevation and central heating radiator.

SHOWER ROOM
10'2" x 5'4" (3.12m x 1.63m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising low flush W.C., wash basin with mixer tap set over vanity storage and shower enclosure with electric shower attachment and glazed shower screen. Fully tiled walls, extractor fan and spotlights to the ceiling.

OUTSIDE
To the front is a lawned garden with mature shrubbery. A concrete and paved driveway provides off road parking and continues along the side of the property to the side entrance door and detached garage. To the rear is an attractively landscaped and tiered garden incorporating artificial lawn, mature shrubs and flowers and a paved patio area ideal for outdoor dining and entertaining. The garden is enclosed by a combination of timber fencing and walling, making it suitable for both children and pets.

DETACHED GARAGE
Larger than average detached garage with electric roller door, power and lighting.

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.