Richard Kendall
Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

# 24 Kirkland Gardens, Monk Bretton, Barnsley, S71 2GD

## For Sale Freehold £300,000

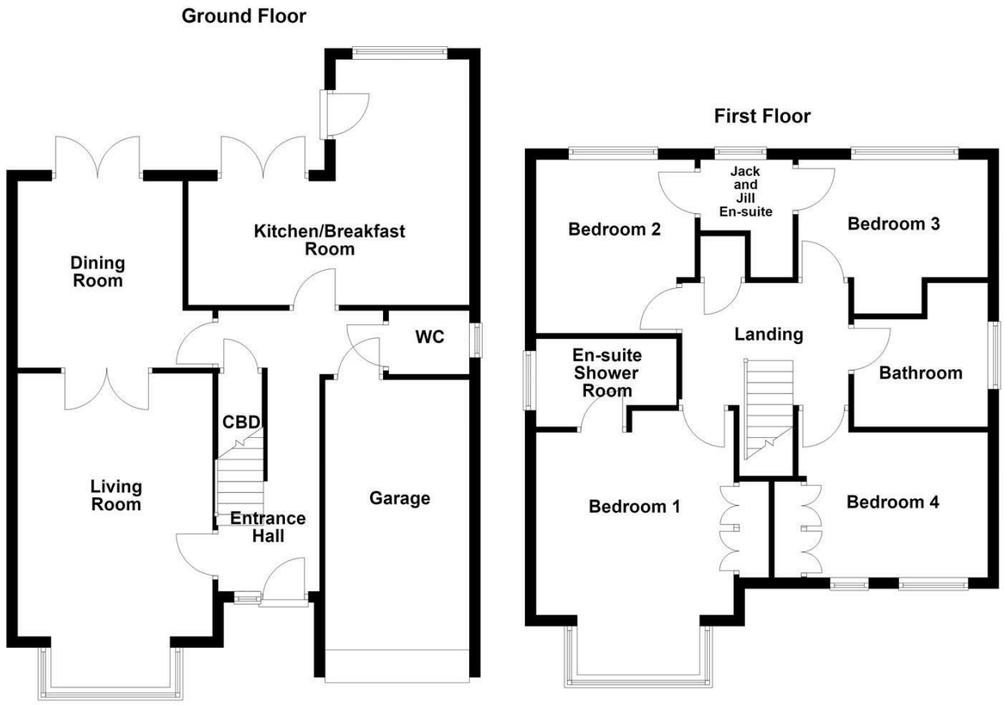
A fantastic opportunity to purchase this impressive four bedroom detached family home, situated within an attractive modern development and offering spacious, well appointed accommodation ideally suited to growing and larger families. Boasting four double bedrooms, three en suite shower rooms, generous living space and ample off road parking, this superb home certainly deserves an internal viewing.

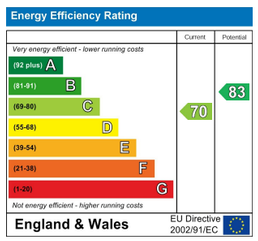
The property is approached via a double tarmac driveway providing ample off road parking and leading to the integral single garage, which benefits from a manual up and over door, power and lighting. A covered entrance porch opens into the welcoming entrance hall, providing access to the principal ground floor accommodation. The spacious living room features a bay window to the front elevation together with an attractive feature fireplace, while the separate dining room benefits from French doors opening directly onto the rear garden. An L-shaped kitchen breakfast room provides an excellent space for everyday family life and is fitted with a range of integrated appliances. A downstairs WC, useful understairs storage and internal access to the integral garage complete the ground floor accommodation. To the first floor are four generously proportioned double bedrooms, providing excellent flexibility for family living. Bedrooms one, two and three each benefit from their own en suite shower room, while bedrooms one and four also feature fitted double wardrobes. Completing the first floor is a well appointed four piece family bathroom. Externally, gated access to the side leads along a paved pathway to the attractive enclosed rear garden. A generous paved patio provides an ideal setting for al fresco dining and entertaining, overlooking the lawned garden below, which is accessed via steps. The garden is fully enclosed by timber panel fencing, creating a secure and private outdoor space. Sensor lighting is also provided to the front, side and rear of the property.

Conveniently positioned within easy reach of a range of local amenities and schools in the Barnsley area, the property is also well served by regular bus routes. The M1 motorway network is only a short distance away, making the location particularly convenient for those commuting or travelling further afield.

Offering an excellent combination of space, practicality and modern family living, an early viewing is highly recommended to fully appreciate the generous accommodation and quality this impressive home has to offer.



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## ACCOMMODATION

### ENTRANCE HALL
Timber front entrance door leading into the entrance hall. Laminate flooring, central heating radiator and staircase with handrail providing access to the first floor landing. Doors provide access to the living room, dining room, kitchen breakfast room, downstairs W.C., integral garage and useful understairs storage cupboard.

### W.C.
4'10" x 3'9" (1.48m x 1.16m)
Fitted with a low flush W.C. and pedestal wash basin with mixer tap. Laminate flooring, half tiled walls, central heating radiator and frosted UPVC double glazed window overlooking the side aspect.

### LIVING ROOM
18'3" x 11'8" (5.58m x 3.57m )
Rectangular walk-in bay window with UPVC double glazed windows overlooking the front aspect. Laminate flooring, central heating radiator, coving to the ceiling and feature electric fire set on a marble hearth with matching interior and decorative surround. Double timber doors provide access into the dining room.

### DINING ROOM
11'2" x 9'11" (3.41m x 3.03m)
Central heating radiator, coving to the ceiling and UPVC double glazed French doors opening onto the rear garden. Door providing access back into the entrance hall.

### KTICHEN/BREAKFAST ROOM
14'6" x 16'1" (4.43m x 4.92m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated 50/50 fridge freezer, integrated double oven and grill, separate four ring gas hob with extractor hood above, integrated full size Lamona dishwasher and space and plumbing for a washing machine. Downlighting incorporated beneath the wall units, inset spotlights to the ceiling and central heating radiator. UPVC double glazed window overlooking the rear aspect, composite rear entrance door and UPVC double glazed French doors opening onto the garden.

### INTEGRAL GARAGE
17'1" x 8'3" (5.22m x 2.52m)
Integral single garage with manual up and over door, power and lighting. The condensing regular boiler is housed within the garage.

### FIRST FLOOR LANDING
Loft access, central heating radiator and six doors providing access to four bedrooms, the house bathroom and airing cupboard.

### BEDROOM ONE
15'3" x 11'8" (4.65m x 3.58m)
Rectangular UPVC double glazed bow window overlooking the front elevation and central heating radiator. Door providing access to the en suite shower room.

### EN SUITE SHOWER ROOM/W.C.
8'4" x 5'6" (2.55m x 1.70m)
Fitted with a three piece suite comprising pedestal wash basin with separate taps, low flush W.C. and generous shower enclosure with sliding glazed doors and mixer shower. Part tiled walls, wall mounted shaver socket, central heating radiator, frosted UPVC double glazed window overlooking the side elevation, ceiling mounted extractor fan and inset spotlights.

### BEDROOM TWO
11'4" x 8'6" (3.47m x 2.60m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Door providing access to the Jack and Jill en suite shower room.

### JACK AND JILL BATHROOM/W.C.
7'0" x 5'6" (2.14m x 1.69m)
Fitted with a low flush W.C., pedestal wash basin with mixer tap and enclosed shower cubicle with mixer shower. Fully tiled walls within the shower enclosure and half tiled walls elsewhere. Central heating radiator, ceiling mounted extractor fan, wall mounted shaver socket and frosted UPVC double glazed window overlooking the rear elevation. A further door provides access into bedroom three.

### BEDROOM THREE
10'5" x 9'6" (3.18m x 2.90m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BEDROOM FOUR
11'3" x 9'2" (3.45m x 2.80m)
Two UPVC double glazed windows overlooking the front elevation, central heating radiator and built-in double wardrobe.

### HOUSE BATHROOM/W.C.
8'5" x 8'0" (2.58m x 2.46m)
Fitted with a four piece suite comprising panelled bath with separate taps, low flush W.C., pedestal wash basin with separate taps and double shower enclosure with sliding glazed doors and shower. Fully tiled walls, white ladder style radiator, ceiling mounted extractor fan, inset spotlights and frosted UPVC double glazed window overlooking the side elevation.

### OUTSIDE
To the front is a double width tarmacadam driveway providing ample off road parking. There is also a low maintenance pebbled front garden with mature shrub borders. A paved pathway runs alongside the integral garage, with a timber gate providing access towards the rear garden. The pathway continues with low maintenance pebbled borders and a sensor-operated exterior light. To the rear is a generous paved patio area, ideal for outdoor dining and entertaining, overlooking an attractive lawned garden. Steps lead down to the lawn, with timber panel fencing enclosing the garden on all three sides.

### 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.