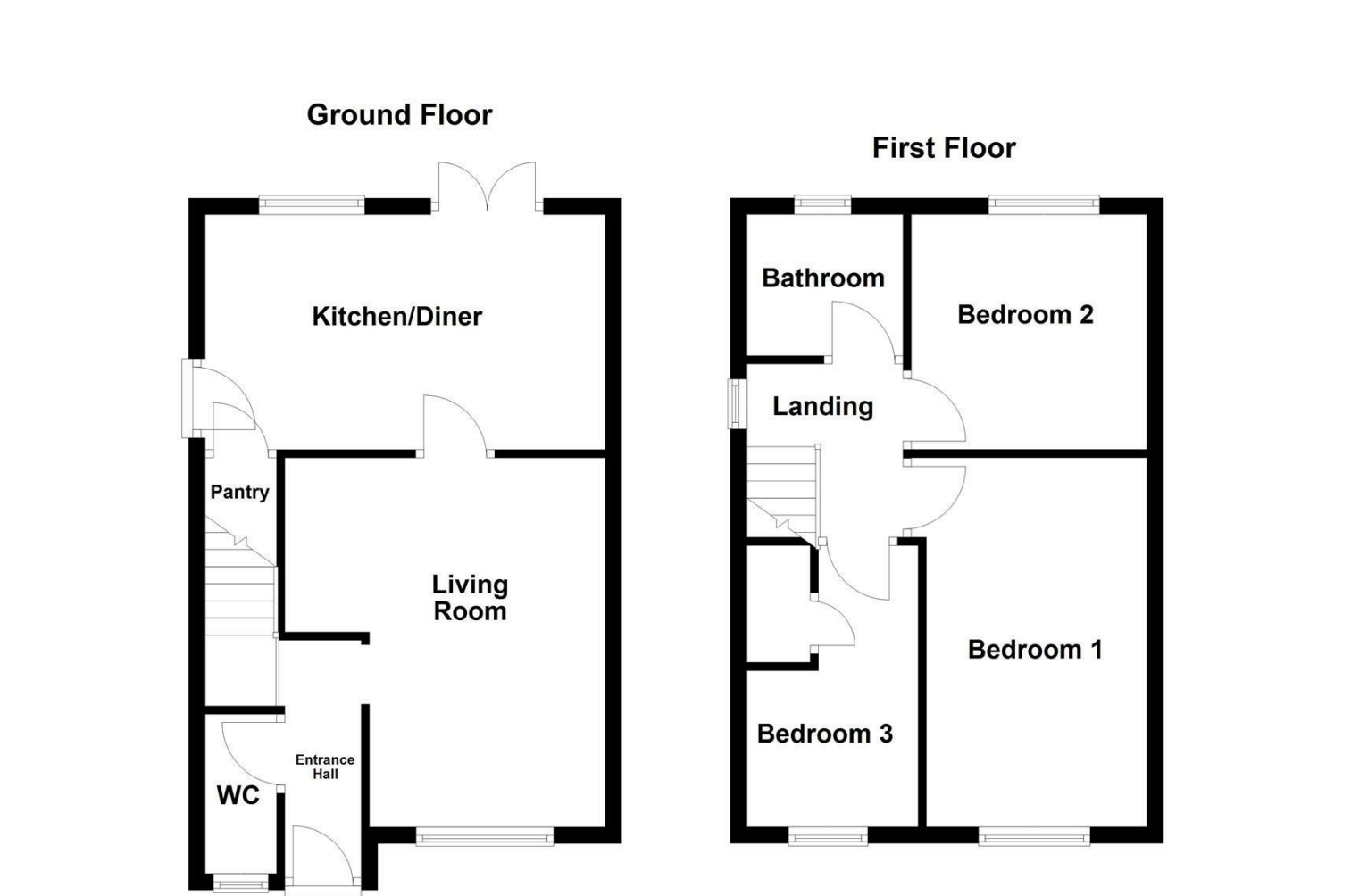


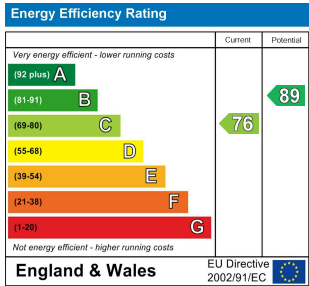


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD
01924 291 294

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01924 899 870

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01924 266 555

PONTEFRACT & CASTLEFORD
01977 798 844

HORBURY
01924 260 022



21 Croft Drive, Mapplewell, Barnsley, S75 6AN

For Sale Freehold £250,000

Situated within the highly sought-after residential area of Mapplewell, Barnsley, is this superbly presented three bedroom semi-detached home. Offering generously proportioned accommodation throughout, including spacious reception areas, the property also benefits from a beautifully landscaped tiered rear garden with far reaching views across Barnsley. This is a property that must be viewed to be fully appreciated.

The accommodation briefly comprises an entrance hall with staircase access to the first floor landing, a downstairs WC, and an opening through to the living room. The living room flows seamlessly into the kitchen diner, which provides access to a useful understairs pantry as well as external doors to both the side and rear elevations. To the first floor, the landing provides loft access and leads to three bedrooms and the house bathroom. Bedroom Three benefits from an over stairs storage cupboard, which also houses the hot water tank. Externally, to the front of the property is a paved and tarmac driveway providing off road parking for up to three vehicles. The driveway leads to a single semi-detached garage fitted with an up-and-over door, power, and lighting. To the rear is an attractive tiered garden incorporating paved and decked seating areas, ideal for outdoor dining and entertaining. Beyond this is a well maintained lawned garden, all fully enclosed by timber fencing, making it particularly suitable for children and pets.

Mapplewell remains an extremely popular location with a wide range of buyers, including first-time purchasers, young families, and professionals alike. A variety of local shops, schools, and everyday amenities can be found within close proximity, whilst more extensive facilities are available in Barnsley town centre and neighbouring areas. Excellent transport links are provided via local bus routes, with railway stations located in Barnsley, Darton, and nearby stations serving the surrounding area. The M1 motorway network is also within easy reach, offering convenient access for those commuting further afield.

Only a full internal inspection will reveal the size, standard, and quality of accommodation on offer at this beautifully presented home. Early viewing is therefore highly recommended to avoid disappointment.



ACCOMMODATION

9'4" (max) x 6'2" (min) x 3'0" (2.85m (max) x 1.90m (min) x 0.92m)

A composite front entrance door with frosted glazed insert leads into the entrance hall. Having a central heating radiator, coving to the ceiling, staircase rising to the first-floor landing, door leading to the downstairs WC, and an opening through to the living room.

DOWNSTAIRS W.C.

2'10" x 6'4" (0.87m x 1.95m)

Fitted with a frosted UPVC double glazed window to the front elevation, central heating radiator, low flush WC, and a pedestal wash hand basin with mixer tap and tiled splashback.

LIVING ROOM

14'9" (max) x 12'9" (min) x 9'7" (4.50m (max) x 3.90m (min) x 2.94m)

A spacious reception room featuring a UPVC double glazed window to the front elevation, two central heating radiators, coving to the ceiling, a gas fireplace with marble hearth and surround and wooden mantel over, and a door leading through to the kitchen diner.



KITCHEN DINER

18'0" x 9'4" (5.50m x 2.86m)

Having a side entrance door, UPVC double glazed French doors opening onto the rear garden, and a UPVC double glazed window to the rear enjoying far reaching views across Barnsley. The room benefits from spotlighting to the ceiling, a central heating radiator, access to the understairs pantry, and houses the Ideal regular boiler. The kitchen is fitted with a range of modern gloss wall and base units with laminate work surfaces over, incorporating a stainless steel one-and-a-half bowl sink and drainer with mixer tap and tiled splashbacks. Integrated appliances include an oven with four ring gas hob and extractor canopy above. There is also plumbing for a washing machine and dishwasher, together with space for an American style fridge freezer.

PANTRY

5'1" x 2'11" (1.55m x 0.90m)

Providing useful storage space with fitted shelving.

FIRST FLOOR LANDING

6'11" (max) x 5'11" (min) x 2'7" (2.13m (max) x 1.82m (min) x 0.80m)

Having loft access, a frosted UPVC double glazed window to the side elevation, central heating radiator, coving to the ceiling, and doors leading to three bedrooms, together with the house bathroom.

BEDROOM ONE

14'9" (max) x 10'1" (min) x 8'10" (4.52m (max) x 3.08m (min) x 2.70m)

A well proportioned principal bedroom with a UPVC double glazed window to the front elevation, central heating radiator, and coving to the ceiling.



BEDROOM TWO

10'2" x 9'8" (3.10m x 2.95m)

Featuring a UPVC double glazed window to the rear elevation enjoying far reaching views across Barnsley and a central heating radiator.



BEDROOM THREE

11'7" (max) x 7'3" (min) x 4'1" (3.55m (max) x 2.22m (min) x 1.25m)

Having a useful over bulkhead storage cupboard housing the hot water tank, central heating radiator, and a UPVC double glazed window to the front elevation.



BATHROOM

5'7" x 5'11" (1.72m x 1.82m)

Fitted with a frosted UPVC double glazed window to the rear elevation, central heating radiator, shaver point, low flush WC, pedestal wash hand basin with mixer tap, and a panelled bath with

mixer tap and shower head attachment. There is also an electric shower fitted over the bath. The walls are fully tiled throughout.



OUTSIDE

To the front of the property are planted beds with mature shrubbery together with off road parking provided by a tarmac and paved driveway, offering parking for up to three vehicles. The driveway leads to the front entrance door, provides side access, and gives access to the single semi-detached garage, which benefits from an up-and-over door, power, and lighting. To the rear is an attractive south facing tiered garden, with the lower tier being mainly laid to lawn and the upper tiers incorporating both decked and paved patio seating areas, ideal for outdoor dining and entertaining. The garden also benefits from external power outlets and is fully enclosed by timber fencing, making it suitable for both children and pets.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS WAKEFIELD

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.