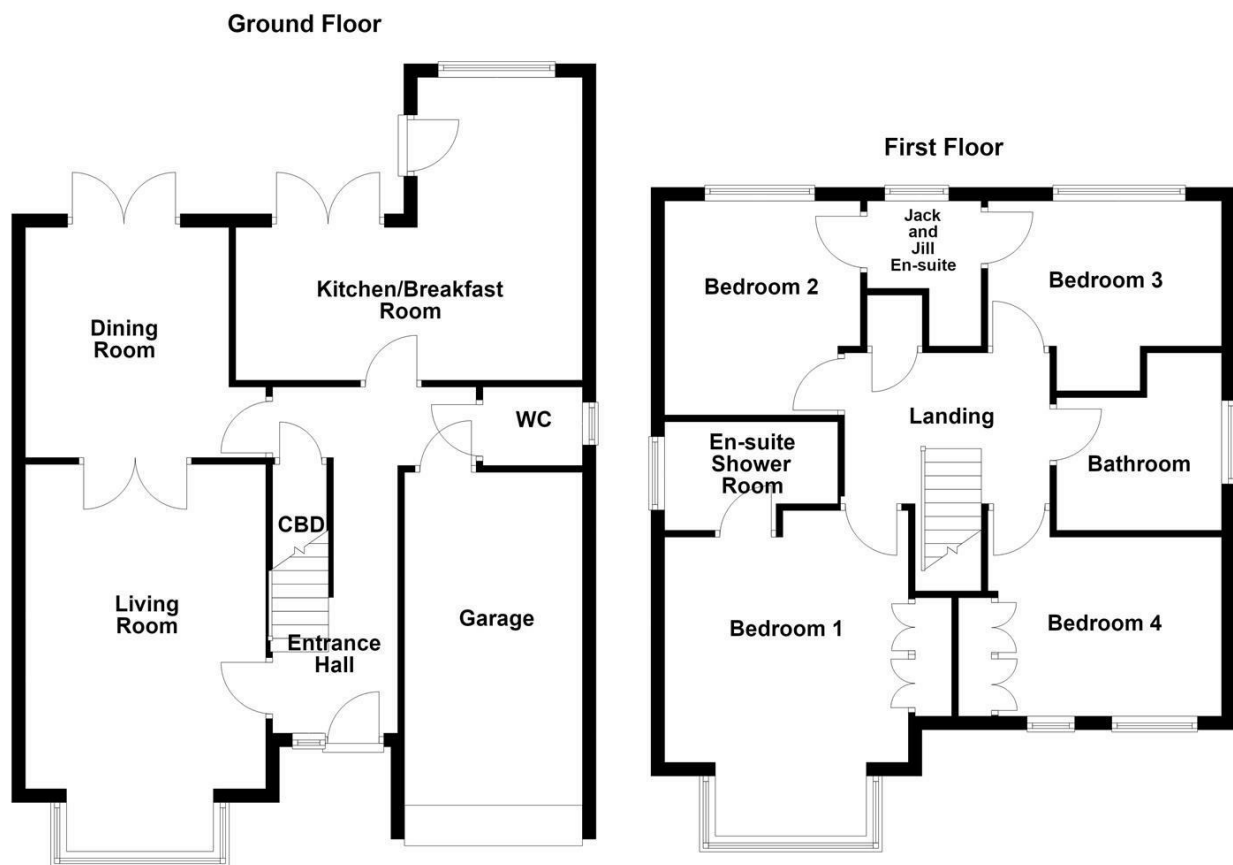


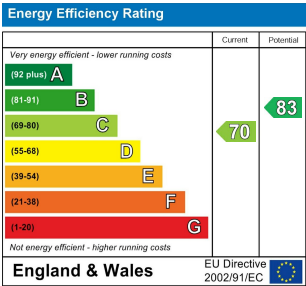


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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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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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 tarmac 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.