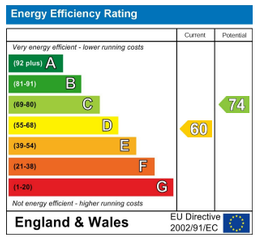


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

# 30 High Street, South Hiendley, Barnsley, S72 9AE

## For Sale Freehold Guide Price £140,000

Situated in the village of South Hiendley is this well presented three bedroom mid terraced property. Offering spacious accommodation over three floors, the property benefits from three double bedrooms, ample reception space, off road parking and an enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to both the living room and a separate sitting/dining room. The sitting/dining room provides access to useful understairs storage and leads through to the kitchen, which in turn opens out to the rear garden. To the first floor, the landing provides access to two bedrooms and the house bathroom, with a further staircase leading to the second floor where the third double bedroom is located, benefitting from additional storage. Externally, the front of the property features a low maintenance garden with mature planting, together with a gravelled driveway providing off road parking for two vehicles. To the rear, there is an enclosed garden designed for low maintenance, incorporating artificial lawn, paved patio seating areas and planted borders, ideal for outdoor dining and entertaining.

South Hiendley is well suited to a range of buyers including first time purchasers, small families and professional couples. A range of local amenities including shops and schools can be found within walking distance, with further facilities available in nearby Barnsley, Pontefract and Wakefield. The area is well served by local bus routes, with train stations in Fitzwilliam and Barnsley providing wider transport links. The A1 motorway is also easily accessible, making it ideal for commuters.

Only a full internal inspection will fully appreciate the space and versatility this property has to offer. Early viewing is highly recommended.

## ACCOMMODATION

### ENTRANCE HALL
15'6" x 3'0" (4.73m x 0.92m)
Composite front door with frosted and stained glass panel, coving to the ceiling, dado rail, central heating radiator, stairs to the first floor and doors to the living room and dining sitting room.

### LIVING ROOM
12'4" x 10'11" (3.78m x 3.33m)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, dado rail and decorative fireplace with stone hearth and surround.

### DINING SITTING ROOM
13'1" x 14'3" (4.00m x 4.35m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, dado rail, access to understairs storage and decorative fireplace. Opening through to the kitchen.

### KITCHEN
9'11" x 7'2" (3.03m x 2.20m)
UPVC double glazed door and window to the rear, fitted with a range of wall and base units with work surfaces over, composite sink with mixer tap, tiled splashback, four ring electric hob with extractor, integrated double oven and space for appliances. Boiler housed within.

### FIRST FLOOR LANDING
14'3" x 13'1" (4.35m x 4.01m)
Coving to the ceiling, central heating radiator, doors to bedroom one, bedroom three and bathroom, with further stairs leading to bedroom two.

### BEDROOM ONE
14'3" x 12'5" (4.35m x 3.80m)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and access to overstairs storage.

### BEDROOM THREE
10'4" x 10'0" (3.15m x 3.06m)
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

### BATHROOM/W.C.
5'4" x 6'11". (1.65m x 2.13m.)
Fitted with a three piece suite comprising corner bath with shower attachment, wash basin and WC. Fully tiled walls, central heating radiator and frosted UPVC double glazed window to the rear.

### BEDROOM TWO
14'5" x 12'7" (4.40m x 3.85m)
Exposed beams to the ceiling, fitted storage, access to eaves storage and skylight window.

### OUTSIDE
Externally, the front offers a block paved driveway providing off road parking for two vehicles with paved access to the entrance and enclosed boundaries. To the rear, there is a low maintenance garden with artificial lawn, paved patio seating area, mature shrubs and space for a timber shed, all enclosed by fencing.

### 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.