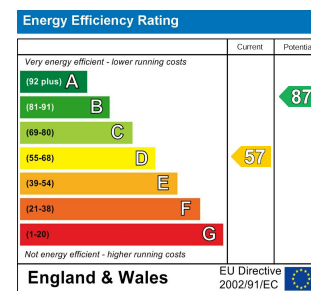
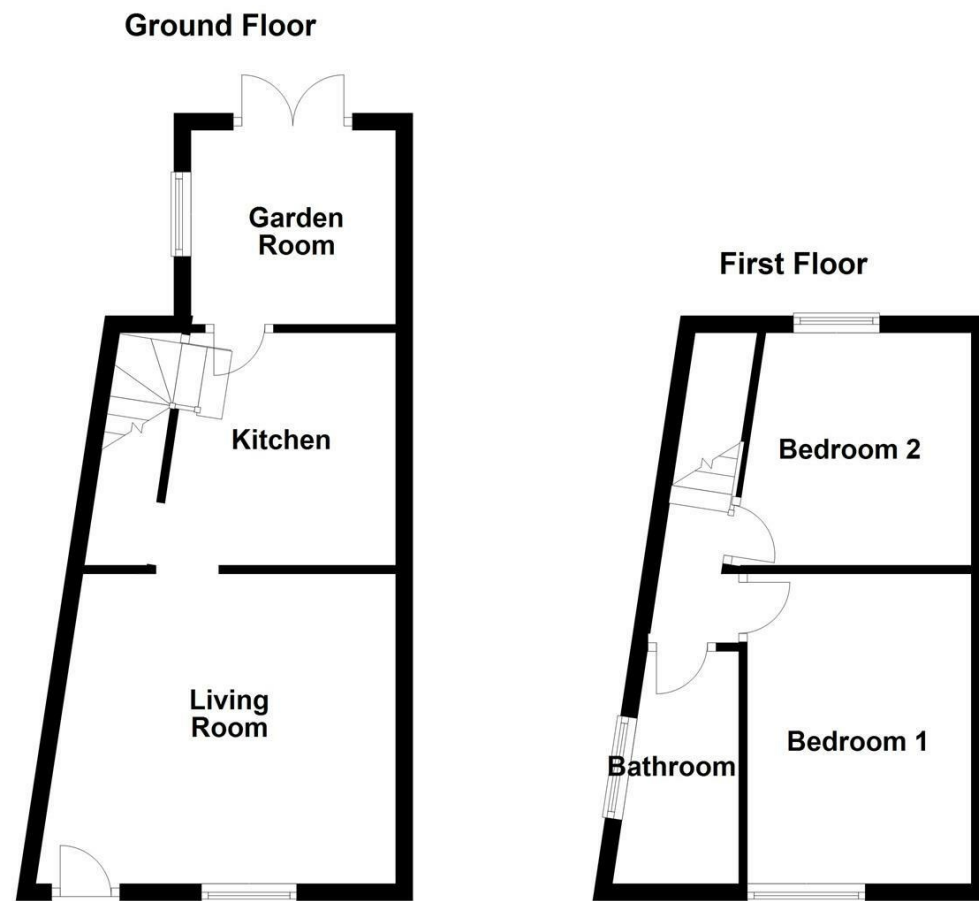




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



1 Hill Street, Barnsley, S71 5AL

For Sale Freehold £80,000

A stone fronted traditional two bedroom terrace house with a garden room extension to the rear situated in this popular residential location.

With a gas fired central heating system and UPVC sealed unit double glazed windows, this traditional house offers scope for a degree of cosmetic updating and is approached from the front into a well proportioned living room that has a feature fireplace with a living flame coal effect gas fire. To the rear there is a kitchen fitted with a good range of white fronted units, beyond which is a garden room with French doors out to a paved garden area. To the first floor there are two bedrooms, plus a bathroom fitted with a modern white and chrome three piece suite. Outside the property is street lined to the front. Whilst round to the rear there is an enclosed paved garden.

The property is situated in this popular residential area within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby centre of Barnsley and the national motorway network is readily accessible.



ACCOMMODATION

LIVING ROOM

11'9" x 12'9" [average] [3.6m x 3.9m [average]]
UPVC front entrance door, window to the front, dado rail, central heating radiator and feature fireplace with living flame coal effect gas fire.



KITCHEN

8'10" x 7'10" [average] [2.7m x 2.4m [average]]
Window and door to the garden room, as well as a door to the stairs to the first floor. Central heating radiator, tiled floor and fitted with a good range of

white fronted wall and base units with contrasting dark laminate worktops with tiled splash backs. Inset acrylic sink unit, two ring ceramic hob, built in oven, space and plumbing for a washing machine and space for an under counter fridge.

GARDEN ROOM

7'10" x 7'6" [2.4m x 2.3m]
Window to the side, French doors to the rear and central heating radiator. Acrylic glazed roof.



FIRST FLOOR

BEDROOM ONE

11'9" x 8'10" [3.6m x 2.7m]
Window to the front and central heating radiator.



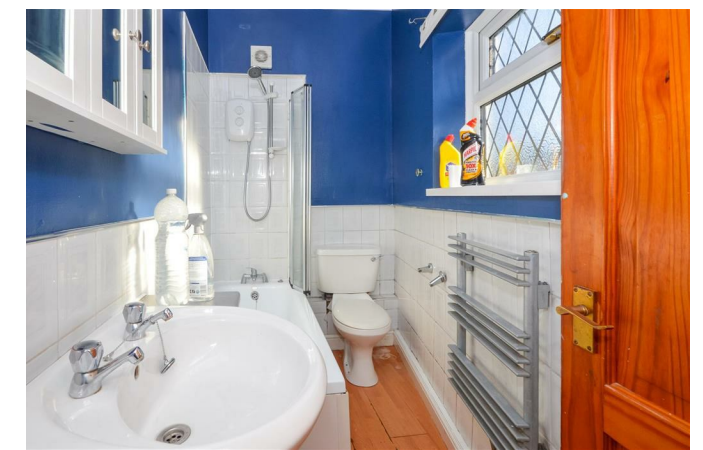
BEDROOM TWO

9'2" x 8'2" [average] [2.8m x 2.5m [average]]
Window to the rear and central heating radiator. Overstairs cupboard housing the Worcester Bosch gas fired central heating boiler.



BATHROOM/W.C.

8'10" x 4'3" [2.7m x 1.3m]
Frosted window to the side and fitted with a three piece white and chrome suite comprising panelled bath with electric shower over and folding glazed screen, vanity wash basin with cupboards under and low suite w.c. Part tiled walls and heated towel rail.



OUTSIDE

To the front the property is street lined, whilst round to the rear there is an enclosed paved garden area.



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.