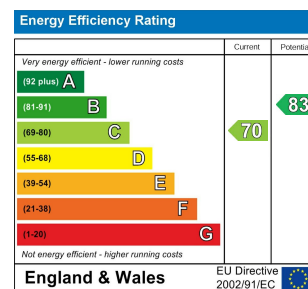
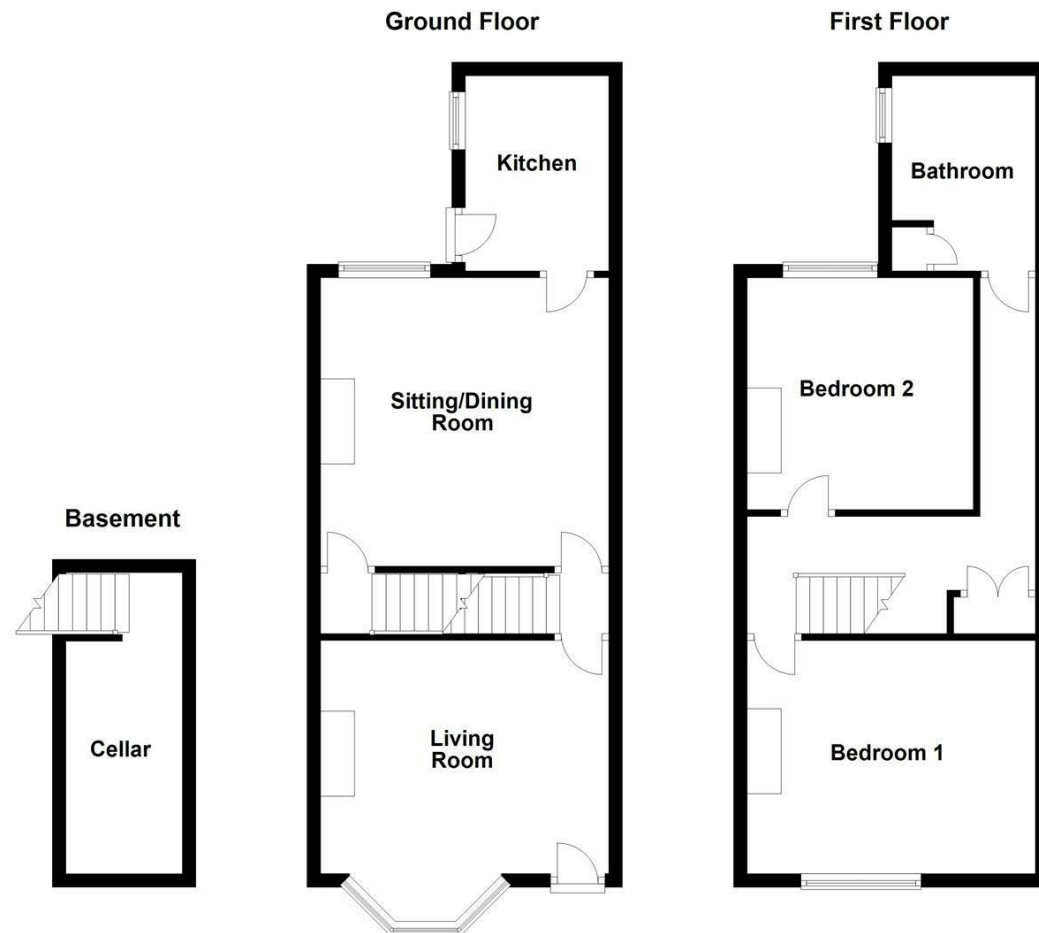




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NORMANTON | **PONTEFRACT & CASTLEFORD**
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IMPORTANT NOTE TO PURCHASERS

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.



23 George Street, South Heindley, Barnsley, S72 9BX

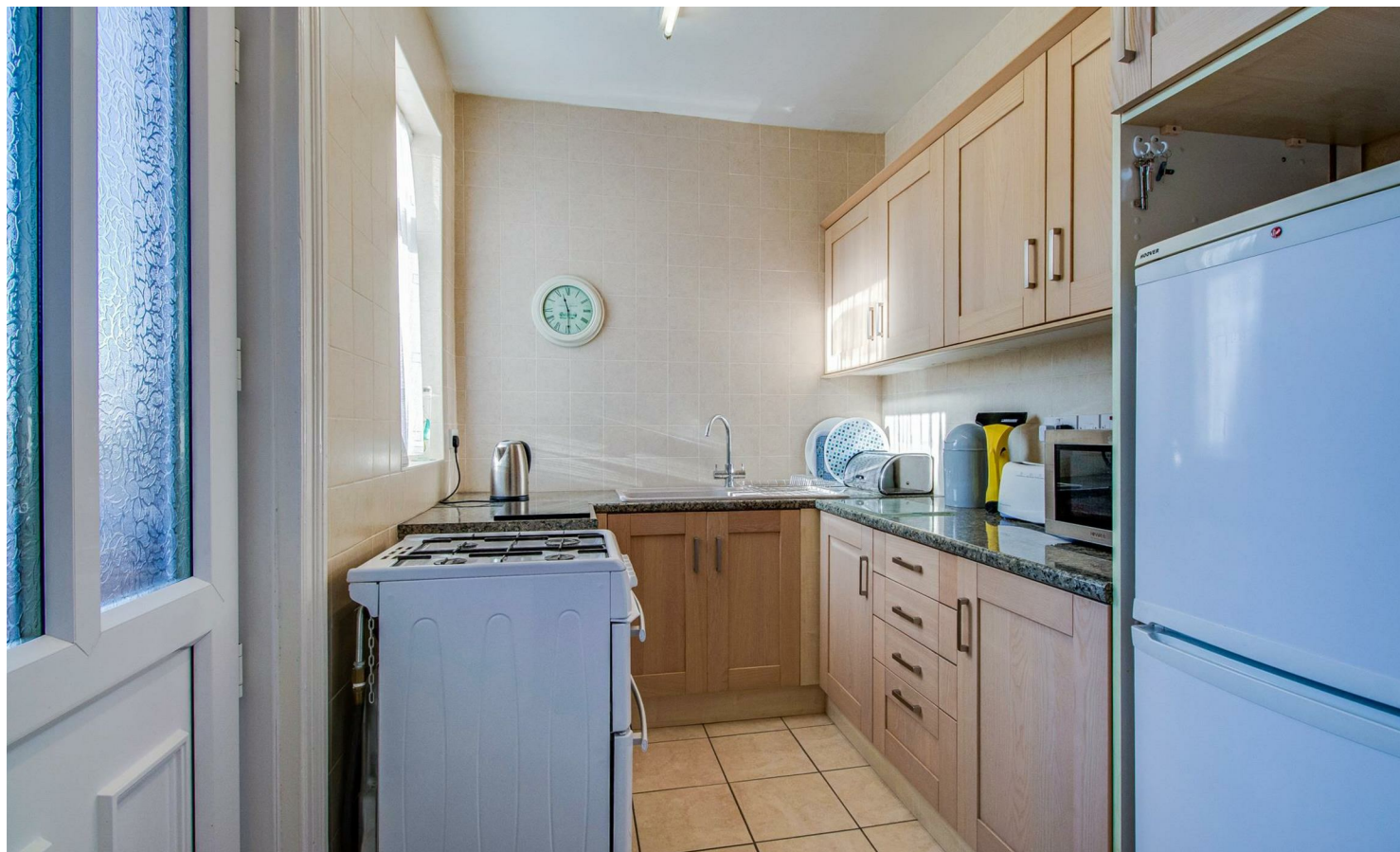
For Sale Freehold £140,000

A fantastic opportunity to purchase this two bedroom semi detached house which benefits from two large reception rooms and low maintenance front and rear gardens.

The property fully comprises of living room with bay window, inner hallway leading to sitting/dining room and kitchen with stairs to cellar room providing useful storage. To the first floor landing there are two double bedrooms and a three piece suite house bathroom/w.c. Outside to the front of the property there is on street parking available with a low maintenance enclosed buffer garden. Whilst to the rear there is an enclosed garden with paved patio area, planted borders, two brick built outhouses and a greenhouse.

The property is located within walking distance to the local amenities and schools within the semi rural location of South Heindley, with main bus routes running to and from Pontefract and Wakefield city centre.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

LIVING ROOM

11'3" min x 13'6" max x 13'11" [3.43m min x 4.14m max x 4.26m]

Walk in bay window with UPVC double glazed windows overlooking the front aspect. Half semi circle UPVC double glazed frosted sunlight above the door, ornate coving to the ceiling, central heating radiator. Timber door leading into the inner hallway.

INNER HALLWAY

Staircase with handrail leading to the first floor landing with further door leading into the sitting/dining room.

SITTING/DINING ROOM

14'0" x 13'10" [4.28m x 4.23m]

Ceiling rose, coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the rear aspect. Two wall lights, timber door leading to the kitchen and door housing a staircase leading down to the cellar room, located on the lower ground floor.

KITCHEN

9'4" x 6'11" [2.84m x 2.11m]

A range of wall and base units with chrome handles and laminate work surface over, sink and drainer with chrome mixer tap and swan neck, space for a freestanding oven and grill, space for a large fridge/freezer, strip lighting and fully tiled floor. UPVC double glazed window overlooking the rear yard and UPVC double glazed door leading out to the rear yard.

CELLAR

11'5" x 5'7" [3.48m x 1.72m]

A wall mounted condensing regular boiler is housed at the top of the staircase with fixed shelving. Light and original curing table.

FIRST FLOOR LANDING

Loft access and double doored storage cupboard. Doors to two bedrooms and bathroom/w.c.

BEDROOM ONE

11'3" x 14'0" [3.43m x 4.27m]

UPVC double glazed window overlooking the

front elevation, coving to the ceiling and central heating radiator.

BEDROOM TWO

11'5" x 10'11" [3.48m x 3.34m]

Coving to the ceiling, UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.

9'6" x 6'11" [2.91m x 2.13m]

Three piece suite comprising P-shaped bath with curved glass shower screen, mixer tap and wall mounted shower attachment. Low flush w.c., pedestal wash basin with two taps, half tiled walls, ladder style radiator and UPVC double glazed frosted window overlooking the side elevation. Three doored storage cupboard housing the airing tank within.

OUTSIDE

To the front of the property there is on street parking with a hand gate accessing an enclosed buffer garden to the front with solid brick built walls surrounding. To the rear of the property there is an L-shaped paved patio area, perfect for entertaining and dining purposes and two brick built outhouses providing useful storage and the smaller having space and plumbing for a washing machine. A low maintenance pebbled and paved pathway leads down the centre of the garden with planted borders. Greenhouse, timber panelled surround fences on two sides and solid brick built walls.

COUNCIL TAX BAND

The council tax band for this property is B.

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.