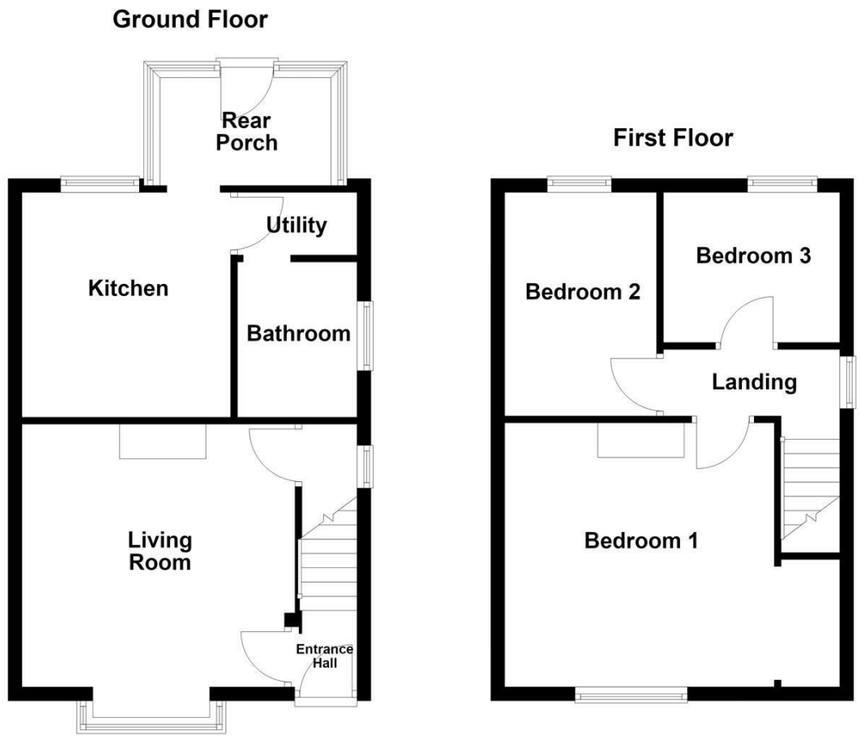
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





10 Dearne Hall Road, Barugh Green, Barnsley, S75 1LU

For Sale Freehold Starting Bid £170,000

For sale by Modern Method of Auction; Starting Bid Price £170,000 plus reservation fee. Subject to an undisclosed reserve price. Situated in the Barugh Green area of Barnsley is this well proportioned three bedroom semi detached home, offering three good sized bedrooms, generous reception space, ample off road parking and an enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access into the living room. The living room benefits from useful storage and leads through into the kitchen, which in turn provides access to the utility room, bathroom and rear porch opening onto the garden. To the first floor are three well proportioned bedrooms together with loft access from the landing. Externally, a shared concrete access driveway leads onto the property's own low maintenance pebbled driveway, providing off road parking for three vehicles. To the rear is an enclosed garden with lawned areas and both concrete and raised decked seating areas, ideal for outdoor dining and entertaining.

Barugh Green is conveniently positioned on the outskirts of Barnsley, with a range of local shops, schools and well regarded public houses within easy reach. A broader selection of amenities can be found in Barnsley town centre.

Local bus services operate nearby, while Darton and Barnsley railway stations provide wider links including Leeds and Sheffield. The M1 motorway network is also within convenient reach for those travelling further afield.

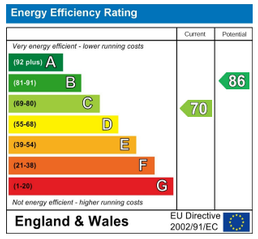
Only a full internal inspection will truly reveal the potential and accommodation this appealing home has to offer. An early viewing is highly recommended to avoid disappointment. This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.

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.



ACCOMMODATION

ENTRANCE HALL
Frosted UPVC double glazed front entrance door leading into the entrance hall. Central heating radiator and staircase providing access to the first floor landing. Door leading through into the living room.

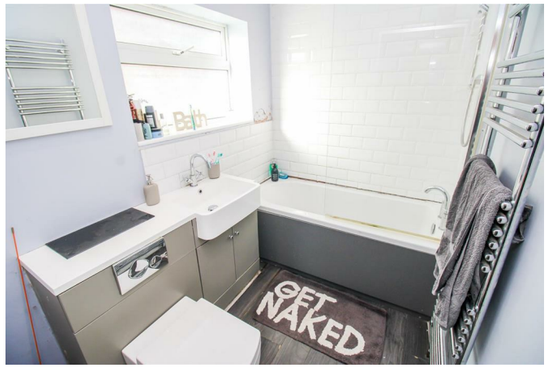
LIVING ROOM
14'7" x 12'9" (4.46m x 3.90m)
UPVC double glazed window overlooking the front elevation. Spotlights and coving to the ceiling, decorative wall panelling and central heating radiator. Access to a useful storage cupboard. Door leading through into the kitchen.



KITCHEN
10'8" x 10'0" (3.26m x 3.05m)
UPVC double glazed window overlooking the rear elevation. Inset spotlights to the ceiling and central heating radiator. Fitted with a range of modern Shaker style wall and base units with laminate work surfaces over, incorporating a composite sink and drainer with mixer tap and tiled splashbacks. Five ring gas hob with partial glass splashback and extractor hood above, integrated oven and integrated dishwasher. Space for a tumble dryer. Opening through into the rear porch and door providing access into the utility room.

UTILITY ROOM
5'4" x 2'11" (1.65m x 0.90m)
Laminate work surface with space and plumbing for a washing machine below. Inset spotlights to the ceiling. Opening through into the bathroom.

BATHROOM
7'3" x 5'4" (2.23m x 1.65m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a modern suite comprising concealed cistern low flush W.C., wash basin with mixer tap set within vanity storage and panelled bath with mixer tap, electric shower attachment and glazed shower screen. Partial wall tiling, chrome ladder style heated towel radiator, inset spotlights and extractor fan.



REAR PORCH
8'1" x 5'1" (2.48m x 1.56m)
Surrounded by frosted UPVC double glazed windows with a frosted UPVC double glazed door providing access to the rear garden. Space and plumbing for an American style fridge freezer.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation. Loft access. Doors provide access to three bedrooms.

BEDROOM ONE
12'11" x 12'8" (3.95m x 3.88m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and open fronted wardrobe/storage area.



BEDROOM TWO
10'8" x 7'1" (3.27m x 2.18m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator.



BEDROOM THREE
8'8" x 7'8" (2.65m x 2.35m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator.



OUTSIDE
A shared concrete access driveway leads to the property's own low maintenance pebbled driveway, providing off road parking for three vehicles. The frontage is enclosed by a combination of timber fencing and walling. The rear garden incorporates lawned areas together with concrete and raised decked patio areas, providing an ideal setting for outdoor dining and entertaining. The garden is enclosed by hedging and timber fencing, making it suitable for both children and pets.



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.

AUCTIONEER'S COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.