



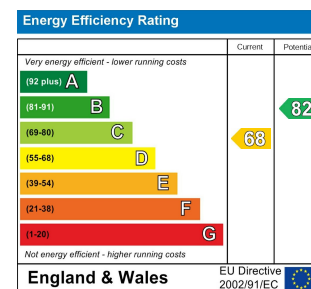
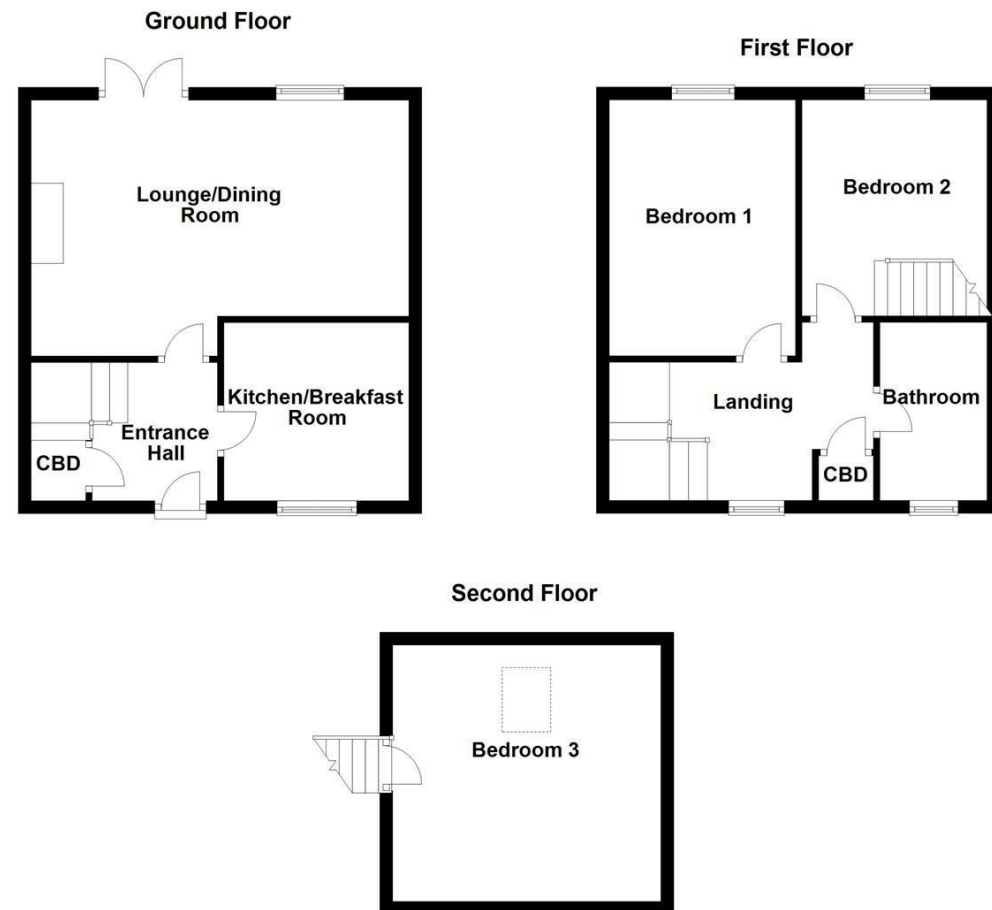
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**IMPORTANT NOTE TO PURCHASERS**

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.



**6 Old Mount Farm, Woolley, Wakefield, WF4 2LD**

**For Sale Freehold £375,000**

Nestled into an idyllic development in the sought after area of Woolley is this delightful three bedroom terraced house with accommodation spanning over three levels and benefitting from ample reception space, off road parking and an attractive low maintenance rear garden.

The property briefly comprises of the entrance hall, kitchen/breakfast room and lounge/dining room. The first floor landing leads to the house bathroom/w.c., two bedrooms with access to a further bedroom via bedroom two. Outside to the front is a pebbled area with planted features and stone paved pathway to the front door. There is a block paved driveway providing off road parking for one vehicle leading to the single garage. To the rear of the property there is a low maintenance garden, mainly pebbled with planted bed borders, planted features, mature trees and stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by stone walls.

The property is situated in the highly desirable village of Woolley, which is ideally placed for easy travel to the surrounding business centres and has ready access to the national motorway network.

Sympathetically designed, this quality home offers the perfect combination of contemporary and cottage style living and only an internal inspection will reveal its bespoke and unique character.



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#### ACCOMMODATION

##### ENTRANCE HALL

70" x 9'6" [max] x 6'6" [min] [2.15m x 2.9m [max] x 1.99m [min]]

Coving to the ceiling, stairs to the first floor landing with understairs storage cupboard, central heating radiator and doors to the kitchen/breakfast room and lounge/dining room.

##### KITCHEN/BREAKFAST ROOM

9'5" x 9'1" [2.88m x 2.77m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a Range style cooker with partial stainless steel splash back and extractor hood above. Integrated slimline dishwasher, integrated washing machine and integrated under counter fridge. Breakfast bar with laminate work surface over, spotlights to the ceiling, UPVC double glazed window to the front and central heating radiator.



##### LOUNGE/DINING ROOM

13'0" x 19'5" [max] x 9'1" [min] [3.98m x 5.92m [max] x 2.78m [min]]

UPVC double glazed window and a set of UPVC double glazed French

doors to the rear garden. Two central heating radiators, gas fireplace with multi fuel burner look, exposed brick hearth, surround and wooden mantle. Coving to the ceiling and exposed beams to the ceiling.



##### FIRST FLOOR LANDING

13'5" x 9'2" [max] x 4'10" [min] [4.1m x 2.81m [max] x 1.48m [min]]

Vaulted ceiling, exposed beams to the ceiling, UPVC double glazed window to the front, central heating radiator and doors to two bedrooms, the house bathroom and cupboard housing the boiler.

##### BATHROOM/W.C.

9'1" x 5'5" [2.77m x 1.67m]

UPVC double glazed frosted window to the front, vaulted ceiling with exposed beams, spotlights to the ceiling, anthracite ladder style central heating radiator, partially tiled, low flush w.c., ceramic wash basin built into floating storage unit and mixer tap. Tiled bath with mixer tap and shower head attachment. Separate double shower cubicle with shower head attachment and glass shower screen.



##### BEDROOM ONE

13'1" x 9'1" [max] x 7'7" [min] [4.0m x 2.78m [max] x 2.32m [min]]

Timber framed double glazed window, loft access, exposed beams to the ceiling, vaulted ceiling, fitted wardrobes and central heating radiator.



##### BEDROOM TWO

11'0" x 9'8" [3.36m x 2.96m]

Stairs providing access to bedroom three. Vaulted ceiling with exposed beams, central heating radiator and UPVC double glazed window to the front.



##### BEDROOM THREE

13'8" x 13'1" [4.18m x 4.0m]

Velux skylight, spotlights to the ceiling and central heating radiator.



##### OUTSIDE

To the front of the property is a pebbled area with planted features and

stone paved pathway to the front door. A block paved parking space provides off road parking for one vehicle leading to the single garage with electric up and over door, power and light within. To the rear there is a low maintenance rear garden, mainly pebbled with planted bed borders, planted features, mature trees and a stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by stone walls.



##### 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 Wakefield 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.