



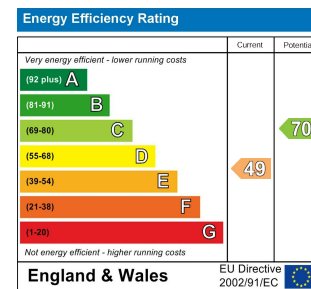
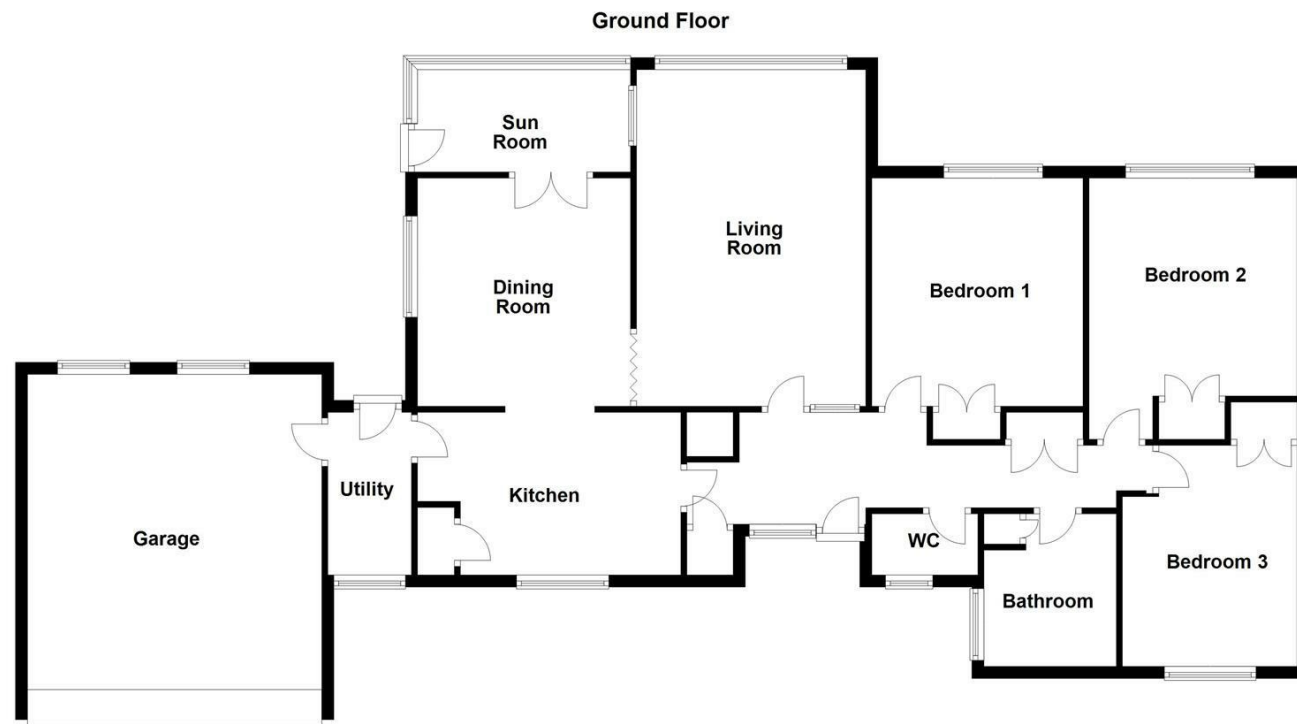
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01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
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PONTEFRACT & CASTLEFORD
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.



Highfields, 6 Stainton Lane, Carlton, Wakefield, WF3 3RP

For Sale Guide Price £495,000

For Sale Freehold: This property, newly available on the open market for the first time, presents a rare opportunity for a diverse range of buyers. Built by the current owners as a family home over 50 years ago, it offers tremendous scope for updating and extension/redevelopment, a large detached three bedroomed family bungalow sat on 0.25 acres with paddock to the rear extending to 0.94 acres.

Offering a fantastic opportunity to create a lovely family home with land, this enviable bungalow is situated in a lovely rural spot and is approached via a welcoming driveway that leads up to a front door into the central reception hall. The principal reception room is to the rear taking full advantage of the views over the back garden with a separate dining room alongside. The kitchen is situated to the front of the property and the hallway leads off to the bedroom area where there are three good sized bedrooms served by a bathroom with separate w.c. To the other side of the bungalow there is a further utility room which steps down into a garage with automated door to the front. Formal gardens lay to the front and rear of the bungalow. Beyond to the rear, a large grass paddock extends to 0.94 acres. There is significant potential for future development, subject to gaining all the necessary consents.

The property enjoys far reaching views, rolling countryside and is situated in the sought after village of Carlton with a good range of local facilities such as Carlton Primary School with a good Ofsted rating and is ideally placed for ready access to the surrounding larger centres of Rothwell, Leeds and Wakefield which provide a broader range of amenities. The national motorway network is readily accessible.



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ACCOMMODATION

OPEN ENTRANCE PORCH

Door with side screen to the reception hall.

RECEPTION HALL

25'11" x 6'2" max [7.9m x 1.9m max]

Loft access point with ladder, built in cloaks cupboard, built in cupboard housing the central warm air heating unit and further double fronted built in storage cupboard.

W.C.

5'10" x 3'3" [1.8m x 1.0m]

Frosted window to the front, part tiled walls and fitted with a low suite w.c. and corner wash basin.

BATHROOM

8'6" x 7'2" [2.6m x 2.2m]

Part tiled walls and frosted window to the side. Fitted with a panelled bath, separate shower cubicle and vanity wash basin. Built in airing cupboard housing the insulated hot water cylinder.

LIVING ROOM

18'4" x 12'5" [5.6m x 3.8m]

Large picture windows to the rear and connecting door through to the hallway, as well as the adjoining dining room



DINING ROOM

12'5" x 11'5" [3.8m x 3.5m]

Window to the side. Range of fitted wall units,

SUN ROOM

11'5" x 5'2" [3.5m x 1.6m]

Taking full advantage of the views over the back garden with electric wall heater.



UTILITY

8'10" x 4'7" [2.7m x 1.4m]

Frosted window to the front and composite external door to the rear. Stainless steel sink unit and space and plumbing for a washing machine. Connecting door through to the garage.

KITCHEN

14'5" x 8'10" [4.4m x 2.7m]

Window enjoying the views to the front. Fitted with a good range of wall and base units with integrated cooking appliances and stainless steel sink unit, walk in pantry style cupboard.



GARAGE

5.5M X 4.9M

Frosted windows to the rear and high level frosted windows to the side, as well as an automated up and over door to the front.

BEDROOM ONE

12'5" x 11'5" [3.8m x 3.5m]

Window overlooking the back garden, built in wardrobe.



BEDROOM TWO

12'9" x 11'5" [3.9m x 3.5m]

Window overlooking the back garden and built in double fronted wardrobe. Further range of fitted wardrobes with matching drawer units.



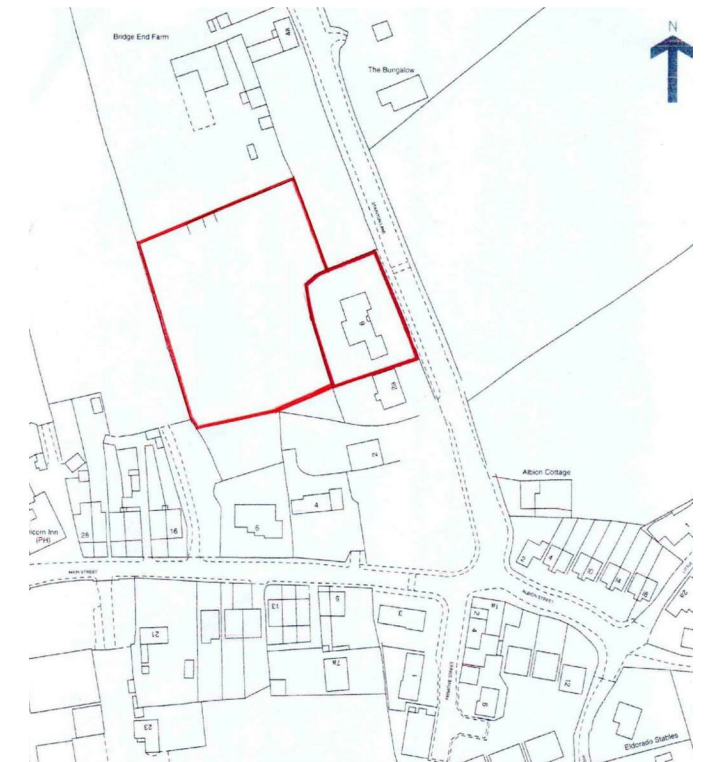
BEDROOM THREE

12'1" x 9'6" max [3.7m x 2.9m max]

Window to the front, built in double fronted wardrobe and additional fitted wardrobes with vanity sink unit.

OUTSIDE

The property is approached via a double gated driveway that provides ample parking and turning space, as well as leading up to the garage. To the front of the bungalow there is a mature garden with shrub borders and a lawn. Round to the rear there is a larger garden that has been thoughtfully designed and stocked with rockeries, paved patio sitting areas, an ornamental pond and steps up to a shaped lawn. The boundary hedge to the rear overlooks the paddock that is also included within the sale which extends to 0.94 acres.



COUNCIL TAX BAND

The council tax band for this property is F.

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.