



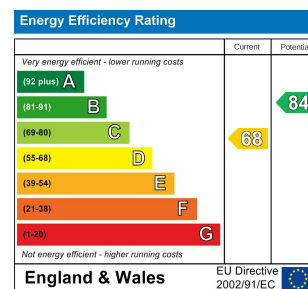
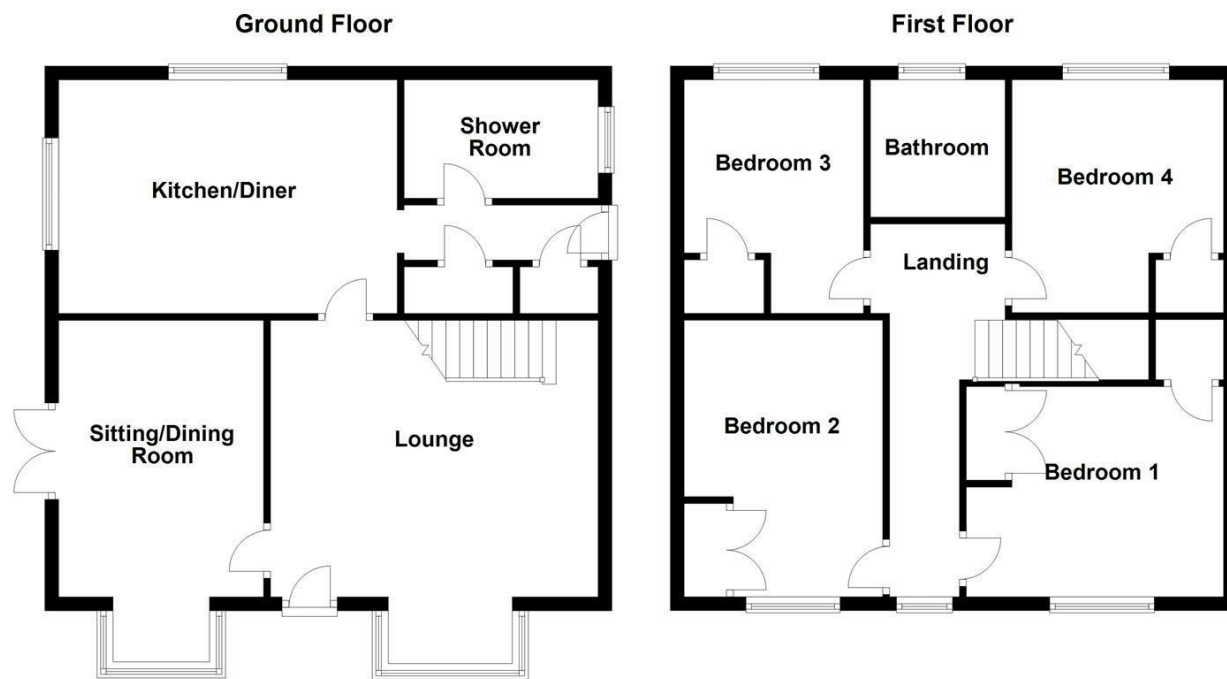
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
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NORMANTON
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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.



135 Weeland Road, Sharlston Common, WF4 1EB

For Sale Freehold £240,000

Deceptive from the main roadside is this spacious and extended four bedroom detached home occupying a corner plot position.

The property fully comprises of living room, sitting/dining room, contemporary kitchen/diner, side lobby, downstairs shower room/w.c. To the first floor, there are four double bedrooms and the modern house bathroom. Outside there is a block paved low maintenance garden to the front, gated access to the driveway leading to the car port with electric door providing further off street parking leading to additional brick built detached garage. A good sized lawned garden to the side and stone flagged terrace patio to the rear, ideal for outdoor entertaining.

The property is well placed to local amenities including shops and schools with local bus routes nearby.

A fantastic home, ideal for the growing family and deserves an early viewing to appreciate the accommodation on offer and to avoid disappointment.



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ACCOMMODATION

LOUNGE

13'3" x 15'8" [plus 3'4" x 4'9"] [4.04m x 4.79m [plus 1.03m x 1.46m]]

UPVC double glazed walk in bay window to the front, parquet flooring, three radiators, LED ceiling spotlights, coving to the ceiling and doors to the kitchen and sitting/dining room. Stairs to the first floor landing.



SITTING/DINING ROOM

13'1" x 9'8" [plus 4'10" x 3'4"] [4.0m x 2.96m [plus 1.48m x 1.04m]]

UPVC double glazed walk in bay windows to the front and side, parquet flooring, UPVC double glazed French doors to the side, LED ceiling spotlights and radiator.

KITCHEN

11'5" x 16'2" [3.49m x 4.93m]

Range of contemporary grey gloss wall and base units with solid block work surface over incorporating 1.5 stainless steel sink and drainer with mixer tap and waste disposal, integrated Zanussi combination microwave, integrated Hotpoint double oven and grill with four ring gas hob and filter hood above, integrated dishwasher and fridge/freezer. Fully tiled floor, UPVC double glazed window to the side and rear, LED ceiling spotlights, radiator and door to side lobby.

SIDE LOBBY

UPVC door to the side, LED ceiling spotlights, tiled floor and door to downstairs shower room. Door to cupboard with plumbing for washing machine and shelves, as well as door to cloaks.

SHOWER ROOM/W.C.

4'10" x 4'11" [1.49m x 1.52m]

Low flush w.c., wash basin, corner shower cubicle with mixer shower and separate attachment, LED ceiling spotlights, UPVC double glazed frosted window to the side, fully tiled floor and heated chrome towel radiator.

FIRST FLOOR LANDING

Parquet flooring, loft access, UPVC double glazed window to the front and doors to four bedrooms and bathroom.

BEDROOM TWO

13'2" x 9'8" [4.02m x 2.96m]

UPVC double glazed window to the front, laminate flooring, radiator and built in double wardrobe.

BEDROOM ONE

12'2" x 9'9" [3.72m x 2.99m]

Built in double wardrobe, laminate flooring, radiator and UPVC double glazed window to the front. Door to storage cupboard.



BEDROOM THREE

11'4" x 8'3" [3.46m x 2.52m]

UPVC double glazed window to the rear, radiator, laminate flooring and built in wardrobe.



BEDROOM FOUR

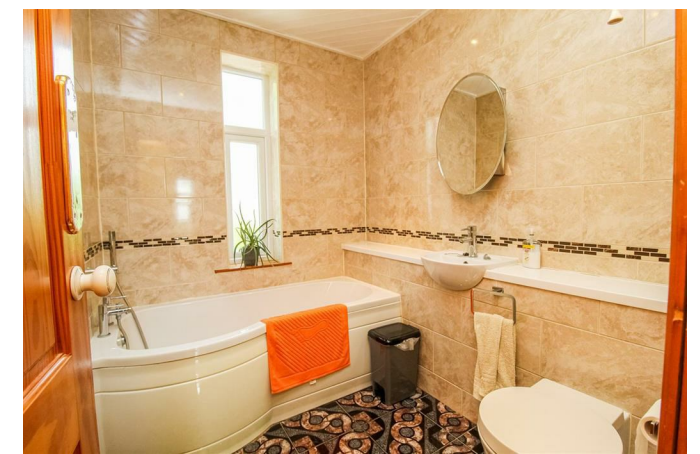
7'7" x 11'8" [2.33m x 3.57m]

Door to built in wardrobe space, UPVC double glazed window to the rear, radiator and laminate flooring.

BATHROOM/W.C.

6'1" x 7'2" [1.87m x 2.20m]

Concealed low flush w.c., wash basin, panelled bath, fully tiled walls and floor. UPVC double glazed frosted window to the rear, LED ceiling spotlights and heated chrome towel radiator.



OUTSIDE

To the side there is electric door with car port over, leading to separate detached brick built garage with electric door, light and power. There is an outbuilding for storage with work surface over and space for fridge/freezer. There is a lawned garden to the side incorporating stone flagged terraced patio, ideal for outdoor dining and entertaining and block paved garden to the front with gated access to the driveway.



COUNCIL TAX BAND

The council tax band for this property is C.

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 Normanton 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.