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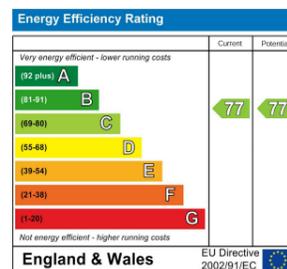
Mill Lane, South Elmsall, Pontefract, WF9 2DU

For Sale Freehold £425,000

A most characterful mill style property occupying an elevated position and constructed in stone, this landmark building provides flexible family accommodation and has been thoughtfully planned as an eco home with underfloor ground source heating and solar panels. Planning permission was granted in 2019 [now lapsed] to extend the property to the side to create an additional reception room as well as additional bedroom space.

This fascinating property is approached via a welcoming entrance porch which opens straight into the circular kitchen which is fitted to a lovely standard. On the ground floor, the living room is of fine proportions and has patio doors out to the garden. To the first floor there is a lovely circular bedroom, as well as a hallway that leads off to a further bedroom and bathroom. Drop down ladder access then leads up to the top floor of the circular mill turret to a room currently used as a home office that has windows taking full advantage of the far reaching views. Outside, the property has a parking area that leads up to a detached garage, part of which has been converted into a home studio. There is a separate outside toilet in addition, as well as a well proportioned garden.

The property is situated in this elevated position on the fringe of South Elmsall, within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby centres of Pontefract and Barnsley. The national railway network is readily accessible.



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*

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Pontefract & Castleford office 01977 798844

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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.

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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.



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ACCOMMODATION

ENTRANCE HALL

52' x 47' [1.6m x 1.4m]
Window to the side, UPVC front entrance door and ceramic tiled floor.

KITCHEN

15'8" diameter [4.8m diameter]
Three windows, ceramic tiled floor and a range of white fronted wall and base units with contrasting dark laminate worktops and tiled splash backs. Inset stainless steel sink unit and drainer, inset ceramic hob with filter hood over, built in oven (recently replaced), integrated fridge and freezer. Space and plumbing for a washing machine and space and plumbing for a slimline dishwasher. Spiral staircase to the first floor.

LIVING ROOM

23'7" x 12'5" [min] [7.2m x 3.8m [min]]
Two windows to the front and a secondary entrance door to the front and additional window to the side. Beamed ceiling and wood effect laminate flooring.



FIRST FLOOR LANDING

Central hallway with loft access hatch with fold down ladder, beamed ceiling and built in cupboard.



BEDROOM ONE

15'5" x 12'5" [4.7m x 3.8m]
Window to the side and double doors leading to the balcony to the front. Wood strip flooring and two ranges of fitted wardrobes with matching dressing table.



BEDROOM TWO

14'5" x 8'6" [max] [4.4m x 2.6m [max]]
Windows to the front and side, beamed ceiling and wood strip flooring.



BATHROOM/W.C.

7'6" x 6'10" [2.3m x 2.1m]
Frosted window to the rear and fitted with a three piece white and chrome suite comprising panelled bath with shower attachment over, pedestal wash basin and low suite w.c. Built in cupboard, separate airing cupboard and chrome ladder style heated towel rail.



SECOND FLOOR LOFT ROOM

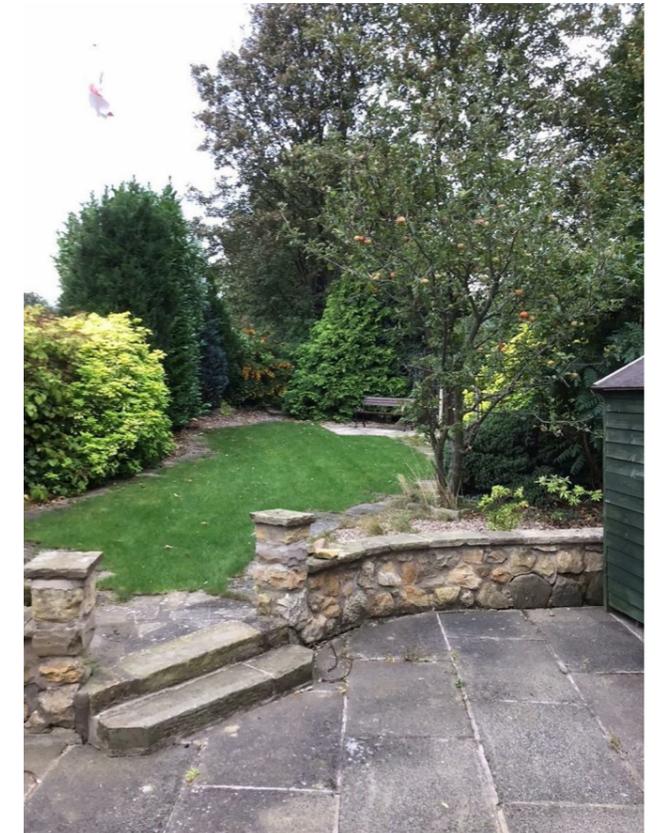
13'1" diameter [4.0m diameter]
This characterful circular room is accessed via a fold down ladder from the first floor landing and has windows to three sides taking full advantage of the far reaching views over South Elmsall and countryside beyond. Wood strip flooring.



OUTSIDE

The property is approached via an automated gate which leads onto a gravelled parking/turning area. The driveway leads up to a double garage which has twin up and over automated roller shutter doors. The left hand garage has been converted to form a useable outbuilding. The driveway steps up to a paved patio area, which has a

substantial stone built storage shed that also houses a gardeners toilet. The pathway continues round the back of the property to the rear where there is a boiler house housing the ground source heat pump. The principal gardens lie to the side of the house with an attractively shaped lawn and well stocked shrub borders, as well as a further paved patio sitting area. Immediately to the side of the house there is a further useful wooden shed.



SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND

The council tax band for this property is D.

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.