



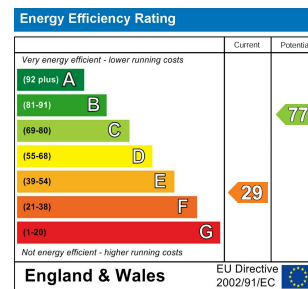
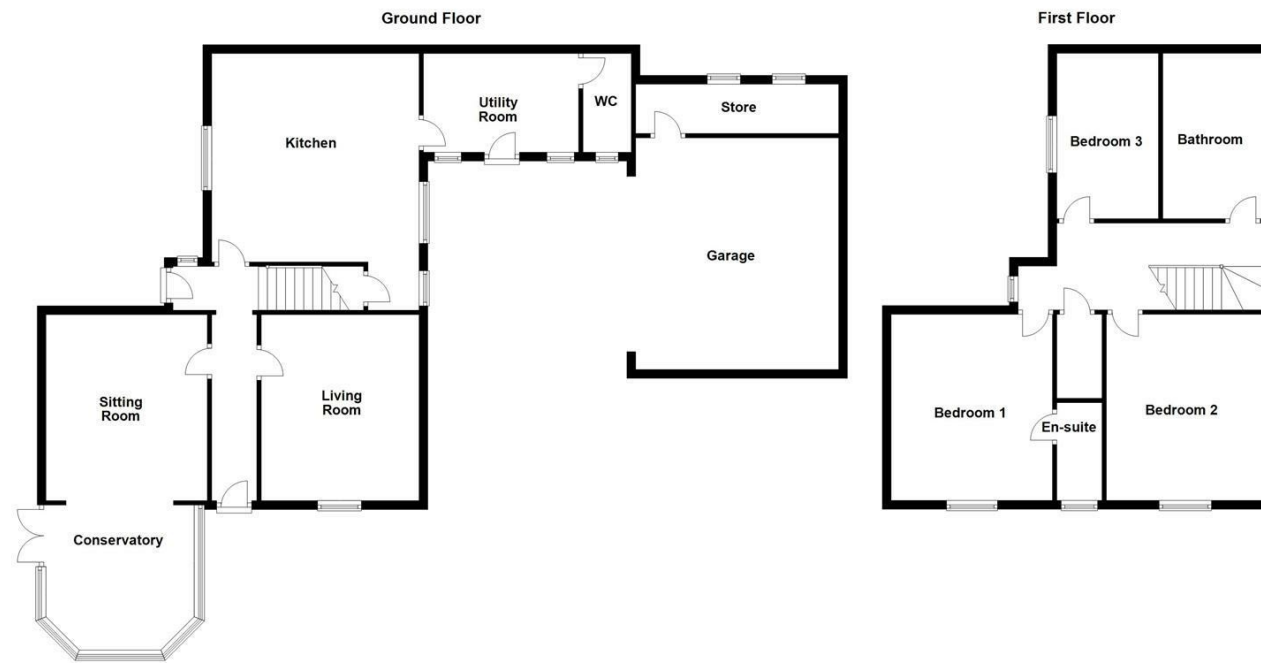
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01924 266 555

HORBURY  
01924 260 022

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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.



**Back Lane, Badsworth, Pontefract, WF9 1AG**

**For Sale Freehold Offers In The Region Of £660,000**

A beautifully appointed old stone house presenting elegantly spacious accommodation nestled in a private position in the heart of this highly desirable village.

Originally part of the Badsworth Hall estate, this characterful period home has been updated and upgraded to a most enviable standard retaining many of the original internal doors complimented by predominantly sash style sealed unit double glazed windows and a modern gas fired central heating system. The formal front door opens into a central reception hall that is flanked by two good sized living rooms, one of which is open into a conservatory that takes full advantage of the views over the gardens. An inner hallway then leads through into the practical hub of this lovely family home, which is a particularly well thought out dining/kitchen with modern integrated cooking facilities, as well as a traditional Rayburn range. Off the kitchen is a sizable utility room which functions as the everyday entrance to this lovely home and in turn leads through into the downstairs w.c. The property has a useful cellar storage space, whilst to the first floor the principal bedroom has en suite facilities with two further well proportioned bedrooms being served by a bathroom which is fitted with a striking four piece suite with roll top bath. Outside, the gated drive provides ample off street parking and leads up to a block paved area in front of the open double garage which has a useful secure store room off the side. The gardens lie to the front and side of the house with an expansive lawn with mature established shrub borders, as well as a lovely secluded stone paved patio.

This attractive old stone house is situated in the heart of the highly desirable village of Badsworth, situated on the fashionable south side of Pontefract within the easy reach of the towns broad rang of shops, schools and recreational facilities, as well as having excellent links to the motorway network.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**





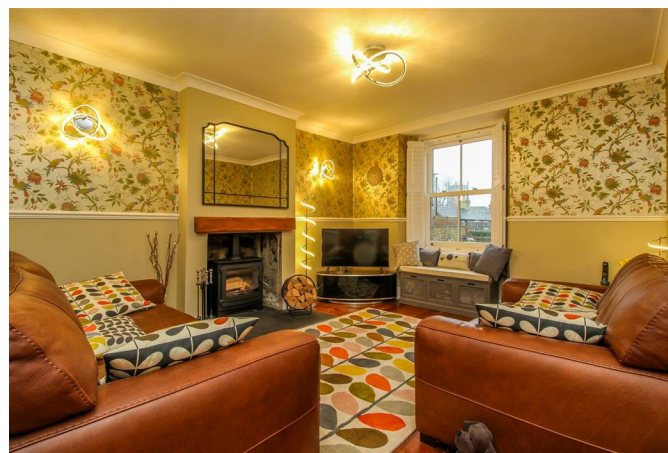
#### ACCOMMODATION

##### RECEPTION HALL

16'0" x 3'3" (4.9m x 1.0m)  
 Panelled front entrance door, old school style radiator, dado rail and an archway through to the inner hallway.

##### LIVING ROOM

13'9" x 11'9" (4.2m x 3.6m)  
 Shuttered window to the front with window seat, dado rail, double central heating radiator, stripped and varnished floorboards and a feature contemporary style cast iron wood burning stove.



##### SITTING ROOM

13'9" x 12'1" (4.2m x 3.7m)  
 Double central heating radiator, wood effect luxury vinyl flooring and a feature fireplace with a tiled insert and hearth housing a living flame coal effect gas fire.



##### CONSERVATORY

10'9" x 10'5" (max) (3.3m x 3.2m (max))  
 Double central heating radiator, continuation of the wood effect luxury vinyl flooring and double French doors out to the garden.



##### INNER HALLWAY

An external door to the side and stairs up to the first floor.

##### KITCHEN

15'8" x 15'8" (4.8m x 4.8m)  
 Shuttered windows to two sides and fitted with an attractive range of contemporary style wall and base units with wood effect laminate worktops and matching splash backs. Inset composite sink unit, four ring ceramic hob with glazed splash back and filter hood over. Built in Bosch oven, integrated Bosch microwave and warming drawer. Integrated fridge and freezer, separate wine cooler, double central heating radiator, provision for a wall mounted television and a feature gas fired rayburn. Integrated Bosch dishwasher and additional contemporary style vertical central heating radiator. Door to the cellar steps.

##### UTILITY ROOM

11'5" x 7'6" (3.5m x 2.3m)  
 Two windows and an external door to the front, double central heating radiator, tiled floor and continuation of the contemporary style fitted cupboards with wood effect laminate worktops and splash backs. Inset stainless steel sink unit, space and plumbing for a washing machine and matching cupboard housing the tumble drier. Full style larder style cupboards.

##### W.C.

7'6" x 3'7" (2.3m x 1.1m)  
 Frosted window to the front and fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. with concealed cistern and vanity wash basin with cupboards under.

##### FIRST FLOOR LANDING

Windows to two sides, central heating radiator and a well proportioned built in storage cupboard.

##### BEDROOM ONE

13'9" x 12'1" (4.2m x 3.7m)  
 Shuttered window to the front, attractive tiled floor, central heating radiator, range of full height fitted wardrobes and provision for a wall mounted television.



##### EN SUITE SHOWER ROOM/W.C.

8'10" x 3'3" (2.70m x 1.0m)  
 Frosted window to the front and fitted with a contemporary style white and chrome suite comprising shower cubicle with folding glazed screen and twin head shower, vanity wash basin with cupboards and low suite w.c. Chrome ladder style heated towel rail, tiled walls and floor and extractor fan.

##### BEDROOM TWO

13'9" x 12'1" (4.2m x 3.7m)  
 Shuttered windows to the front and central heating radiator. Wood effect luxury vinyl flooring and a good range of fitted wardrobes with matching drawer units and window seat.



##### BEDROOM THREE

12'9" x 7'6" (3.9m x 2.3m)  
 Shuttered window to the side, double central heating radiator, dado rail and feature former fireplace with dog grate.

##### BATHROOM/W.C.

12'5" x 7'6" (3.8m x 2.3m)  
 Frosted window to the side, central heating radiator, tiled floor and fitted with a luxurious four piece suite comprising large walk in shower cubicle with twin head shower, roll top bath and claw foot bath with shower attachment, vanity wash basin and high level flush w.c. Victorian style heated towel rail and built in cupboard housing the hot water cylinder.



##### OUTSIDE

To the front the property has a gated pebbled driveway that provides ample off street parking leading up to a parking/turning area where there is a blocked area leading into a double fronted car port (5.3m x 4.6m). Alongside the car port there is a useful built in store. The gardens lie mainly to the front and side of the house where there is an expansive lawn with mature shrub borders and sitting area passes the side of the house, beyond which is a further small lawned area and a lovely secluded stone paved patio.



##### 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 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.