



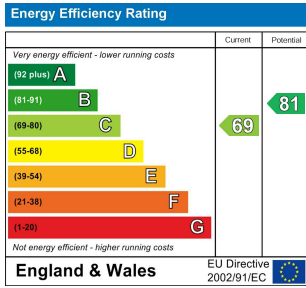
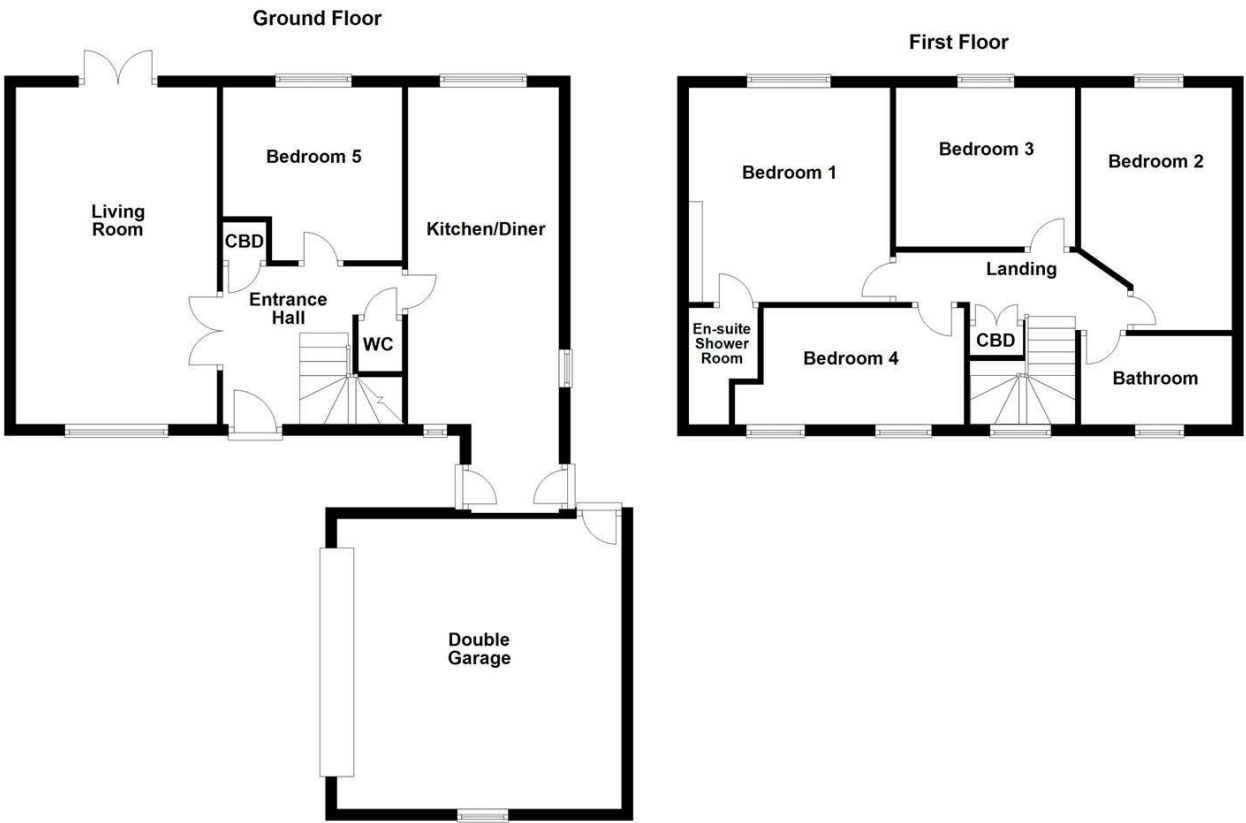
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
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01977 798 844



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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.



**8 High Farm Meadow, Badsworth, Pontefract, WF9 1PB**  
**For Sale Freehold £500,000**

Nestled in a sought after cul-de-sac location is this five bedroom detached family home with generously proportioned accommodation throughout and benefitting from spacious reception rooms, ample off road parking furthered by double garage and enclosed rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/diner, downstairs w.c. and bedroom five. The first floor landing leads to four bedrooms (the principal bedroom boasting en suite facilities) and the house bathroom/w.c. Outside to the front is a block paved driveway providing off road parking for two vehicles leading to the double garage. To the rear the garden is laid to lawn with stone paved decking patio area with canopy and a raised decked patio area with space for a hot tub, fully enclosed by hedging and timber fencing.

Badsworth is an ideal location for those who enjoy walking, as the rural setting provides many stunning views. Good schools are located nearby, perfect for the growing family, with bus routes nearby and motorway links only a short drive away, for those wishing to commute further afield.

Simply a stunning family home and certainly not one to be missed, an early viewing is highly advised to avoid disappointment.





## ACCOMMODATION

### ENTRANCE HALL

10'4" x 9'1" [max] x 2'9" [min] [3.16m x 2.77m [max] x 0.85m [min]]

Timber framed frosted double glazed window to the front, central heating radiator, stairs to the first floor landing, a set of double doors to the living room and doors to a storage cupboard, downstairs w.c., bedroom five and kitchen/diner.

### LIVING ROOM

19'7" x 11'8" [max] x 11'0" [min] [5.97m x 3.57m [max] x 3.36m [min]]

Timber framed double glazed window to the front, a set of timber framed double doors to the rear patio, two central heating radiators, coving to the ceiling and two ceiling roses.

### BEDROOM FIVE

10'0" x 10'6" [max] x 7'6" [min] [3.07m x 3.21m [max] x 2.31m [min]]

Central heating radiator and timber framed double glazed window to the rear.

### W.C.

2'11" x 2'6" [0.9m x 0.78m]

Concealed low flush w.c., wall mounted wash basin with mixer tap and tiled splash back.

### KITCHEN/DINER

8'9" x 24'7" [max] x 19'7" [min] [2.67m x 7.51m [max] x 5.97m [min]]

Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Four ring electric hob with extractor hood above, integrated oven, space and plumbing for a washing machine, space for an American style fridge/freezer and space and plumbing for a dishwasher. Breakfast bar with laminate work surface over, timber framed double glazed windows to the rear and side with frosted window to the front. Two central heating radiators, timber doors to the front and side and the boiler is housed in here.

### FIRST FLOOR LANDING

Timber framed double glazed frosted window to the front, central heating radiator, spotlights to the

ceiling, loft access and double doors to a storage cupboard. Doors to four bedrooms and the house bathroom.

### BEDROOM ONE

12'5" x 11'8" [max] x 11'4" [min] [3.8m x 3.58m [max] x 3.46m [min]]

Timber framed double glazed window to the front, central heating radiator and door to the en suite shower room.

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

6'8" x 3'11" [max] x 2'3" [min] [2.05m x 1.21m [max] x 0.7m [min]]

Chrome ladder style radiator, partial spotlights to the ceiling, extractor fan, low flush w.c., ceramic wash basin built into storage unit and mixer tap. Shaver socket point, shower cubicle with shower head attachment and glass shower screen.

### BEDROOM TWO

14'0" x 8'9" [max] x 6'0" [min] [4.28m x 2.67m [max] x 1.83m [min]]

Timber framed double glazed window to the rear and central heating radiator.

### BEDROOM THREE

9'3" x 10'7" [2.83m x 3.23m]

Timber framed double glazed window to the rear and central heating radiator.

### BEDROOM FOUR

6'9" x 13'0" [max] x 11'4" [min] [2.07m x 3.97m [max] x 3.47m [min]]

Timber framed double glazed windows to the front and central heating radiator.

### BATHROOM/W.C.

5'2" x 8'9" [1.59m x 2.68m]

Timber framed double glazed frosted window to the front, chrome ladder style radiator, extractor fan, concealed low flush w.c., ceramic wash basin with storage unit and mixer tap. Shaver socket point, bath with jacuzzi style jets, mixer taps and shower head attachment.

### OUTSIDE

To the front of the property there is a block paved

driveway providing off road parking for two vehicles leading to the double attached garage. To the rear the garden is laid to lawn with planted features, stone paved and decked patio areas, perfect for outdoor dining and entertaining with canopy over the stone paved patio and space for a hot tub, the garden is fully enclosed by hedging and timber fencing.

### DOUBLE GARAGE

16'7" x 16'9" [5.06m x 5.11m]

Accessed through a timber door to the side of the property. Timber framed double glazed frosted window to the front, up and over door, power and light.

### 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 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.