



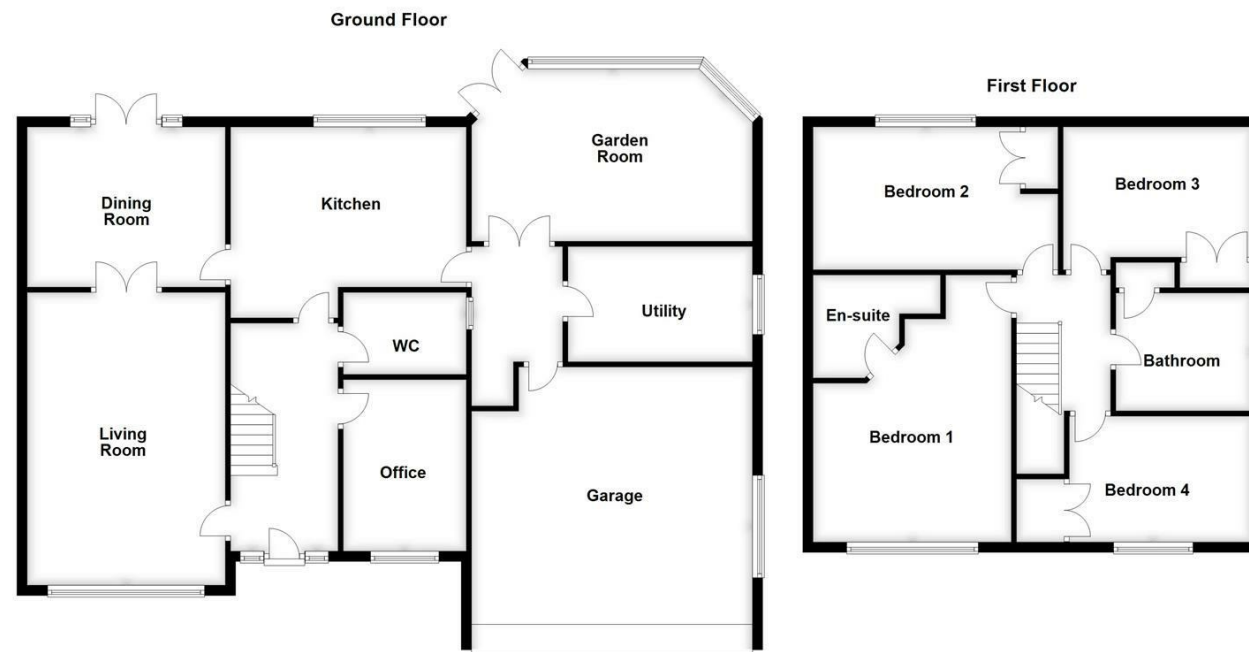
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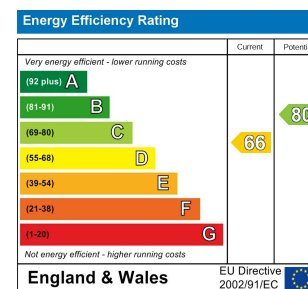
10 Huntsmans Way, Badsworth, Pontefract, WF9 1BE

For Sale Freehold £525,000

A deceptively spacious four bedroomed executive style detached family home situated in this highly sought after area close to the heart of Badsworth.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and expansive detached family home presents spacious living accommodation which is entered via a central reception hall that leads through into a good sized living room that has a bay window to the front and double doors through to a separate dining room to the rear. In addition there is a separate office room and downstairs guest toilet. The kitchen is fitted to a good standard overlooking the back garden and leading through into an inner hallway which provides internal access to the integral double garage, as well as a separate utility and garden room to the rear taking full advantage of the views over the back garden. To the first floor the principal bedroom has an en suite shower room, with three further double bedrooms being served by a well appointed family bathroom. Outside, the property has well tended gardens to both the front and rear together with side-by-side driveway parking leading up to a double garage.

The property is situated in the highly sought after village of Badsworth within easy reach of the village centre. A good range of amenities are available in the surrounding towns of Hemsworth, Ackworth and Pontefract. The national motorway 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.

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

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ACCOMMODATION

RECEPTION HALL

14'1" x 6'10" [4.3m x 2.1m]

Panelled front entrance door with frosted side screens, wood effect laminate flooring and central heating radiator. Staircase to the first floor.

LIVING ROOM

19'0" x 12'9" [5.8m x 3.9m]

Bay window to the front, two central heating radiators and feature fireplace with wooden surround, marbled insert and hearth housing a living flame effect coal effect gas fire. Double doors lead through to the dining room.



DINING ROOM

12'9" x 10'5" [3.9m x 3.2m]

French doors out to the back garden, central heating radiator and continuation of the wood effect laminate flooring.

OFFICE

10'2" x 7'6" [3.1m x 2.3m]

Window to the front, central heating radiator and continuation of the wood effect laminate flooring.

KITCHEN

15'5" x 12'5" [max] [4.7m x 3.8m [max]]

Window overlooking the back garden and fitted with a broad range of cream fronted wall and base units with contrasting dark laminate work tops and tiled splash backs. Inset stainless steel sink unit, provision for a Rangemaster cooker with glazed splash back and filter hood over. Matching breakfast bar and display cupboard, integrated fridge and central heating radiator.

HALLWAY

7'6" x 5'10" [2.3m x 1.8m]

Ceramic tiled floor and characterful cast iron multi fuel stove [not currently in use].

UTILITY ROOM

10'9" x 6'10" [3.3m x 2.1m]

Window to the side and fitted with a good range of additional storage cupboards with laminate work tops and tiled splash backs. Inset stainless steel sink unit, space and plumbing for a washing machine and dishwasher, space for a tumble dryer and space for a tall freezer.



INTEGRAL GARAGE

18'0" x 17'8" [5.5m x 5.4m]

An automated up and over door to the front, frosted window to the side and range of fitted storage cupboards.

GARDEN ROOM

17'4" x 10'5" [5.3m x 3.2m]

French doors out to the garden, ceramic tiled floor and wall mounted electric heater.



FIRST FLOOR LANDING

Loft access point.

BEDROOM ONE

17'0" x 12'9" [max] [5.2m x 3.9m [max]]

Large window to the front, two central heating radiators and door to the en suite.



EN SUITE/W.C.

8'2" x 6'2" [max] [2.5m x 1.9m [max]]

Fitted to a lovely standard with a three piece suite comprising shower cubicle with folding glazed screen, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Tiled walls and chrome ladder style heated towel rail. Extractor fan.

BEDROOM TWO

15'8" x 9'2" [max] [4.8m x 2.8m [max]]

Window overlooking the back garden, central heating radiator and fitted double wardrobe.



BEDROOM THREE

12'5" x 8'6" [3.8m x 2.6m]

Window overlooking the back garden, central heating radiator and built in double wardrobe.

BEDROOM FOUR

11'5" x 8'2" [3.5m x 2.5m]

Window to the front, central heating radiator and built in double wardrobe.

FAMILY BATHROOM/W.C.

8'10" x 7'2" [2.7m x 2.2m]

Fitted with a four piece white and chrome suite comprising double ended bath with shower attachment over, separate shower cubicle, vanity wash basin with cupboards under and low suite w.c. Tiled walls, frosted window to the side, two chrome ladder style heated towel rails and built in airing cupboard housing the Glow-Worm gas fired combination central heating boiler.



OUTSIDE

To the front is a well tended, mainly lawned garden with established planted borders as well as a block paved driveway providing side-by-side parking leading up to the integral double garage. To the rear of the house there is a further garden that has been tended to a high standard, with a lawn, lavishly planted beds and borders, sheltered patio sitting area and a useful additional area to the side of the house.



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.