



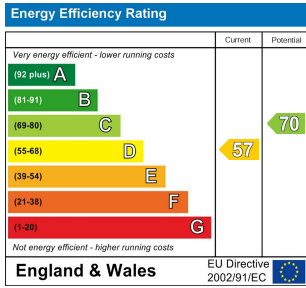
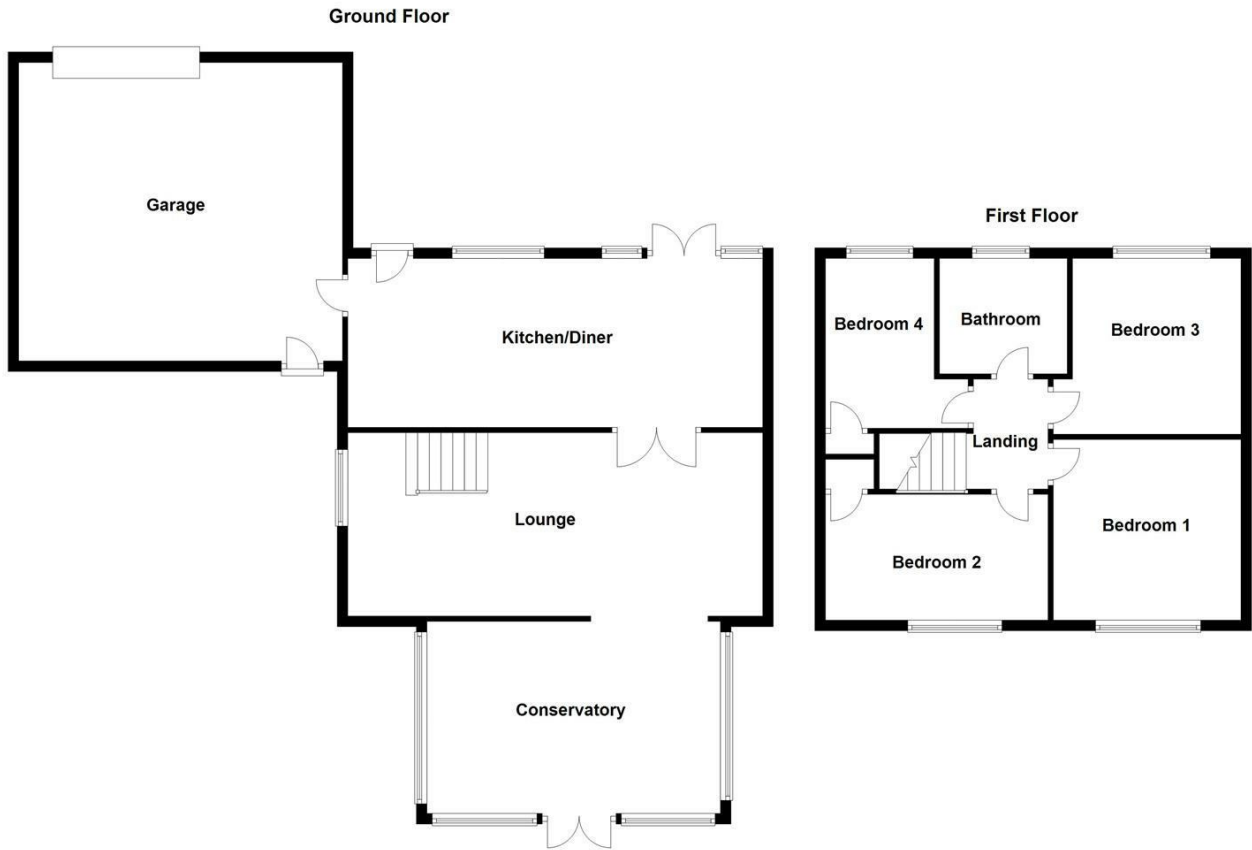
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
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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.



**50 Hammer Lane, New Sharlston, WF4 1DN**  
**For Sale Freehold £300,000**

Occupying a large corner plot position is this deceptively spacious four bedroom semi detached house with further potential to extend/develop, subject to consent.

With UPVC double glazing and gas central heating radiator, the property fully comprises of entrance door into spacious kitchen/diner with door to larger than average garage, spacious lounge and good sized conservatory. Stairs to the first floor lead to four bedrooms (three of which are doubles) and modern house bathroom/w.c. Outside, gated access to the front providing ample off street parking leading to the garage with lawned garden to the side and rear.

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

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





## ACCOMMODATION

### KITCHEN/DINER

25'9" x 10'3" [7.85m x 3.13m ]

Modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, drawers down the base units, integrated dishwasher, integrated double oven and grill, stainless steel five ring gas hob with AEG filter hood above and tiled splash back, integrated combi microwave and integrated fridge/freezer. UPVC double glazed window and French doors to the front with window panels either side, coving to the ceiling and radiator. Double doors to the lounge and side door to garage.

### GARAGE

20'4" x 18'6" [6.20m x 5.64m]

Up and over door, light and power, plumbing for a washing machine, space for a dryer and UPVC door to the rear garden.

### LOUNGE

11'3" x 25'9" [3.44m x 7.87m]

Stairs to the first floor landing, UPVC double glazed window to the side, coving to the ceiling, two radiators and squared archway into the conservatory.



## CONSERVATORY

12'0" x 18'2" [3.68m x 5.54m]

Fully UPVC double glazed on a brick built base with French doors to the rear, radiator and laminate floor.



## FIRST FLOOR LANDING

Doors to four bedrooms and the bathroom.

## BEDROOM ONE

11'4" x 11'11" [3.46m x 3.65m]

UPVC double glazed window to the rear and radiator.



## BEDROOM TWO

13'5" x 8'1" [4.11m x 2.47m]

Storage cupboard and UPVC double glazed window to the rear.



## BEDROOM THREE

10'6" x 10'5" plus walk in area [3.21m x 3.19m plus walk in area]

UPVC double glazed window to the front and radiator.



## BEDROOM FOUR

10'5" x 6'7" plus [3'4" x 3'6"] [3.20m x 2.03m plus [1.04m x 1.09m]]

Loft access, UPVC double glazed window to the front and door to the storage cupboard.

## BATHROOM/W.C.

6'7" x 8'0" [2.02m x 2.44m]

Low flush w.c. concealed, wash basin with vanity cupboards, whirlpool bath with mixer shower over, rainwater head and separate attachment. Part tiled walls, UPVC double glazed frosted window to the front, radiator and tiled effect floor.



## OUTSIDE

There is gated access to the front providing ample off street parking for several vehicles leading to the large garage with up and over door. Lawned garden to the side and rear



## COUNCIL TAX BAND

The council tax band for this property is B.

## 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.