



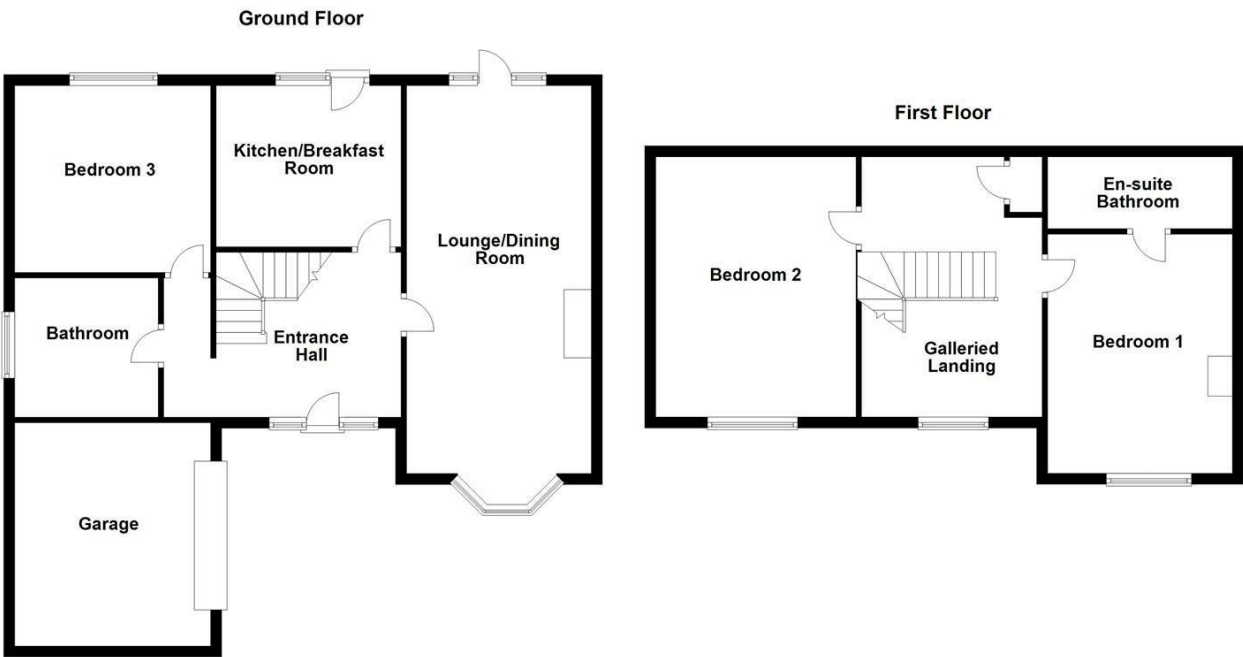
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

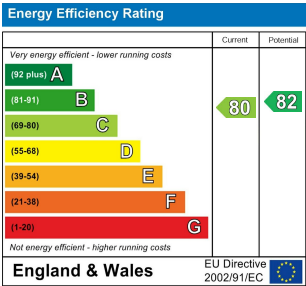


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

3 The Green, Sharlston Common, WF4 1EL

For Sale Freehold £320,000

A deceptively spacious three bedroom detached stone built property benefitting from well proportioned accommodation, ample off road parking and enclosed rear garden.

The property briefly comprises of entrance hall, lounge/dining room, kitchen/breakfast room, downstairs bathroom/w.c. and a double bedroom. To the first floor is a spacious galleried landing leading to two further double bedrooms, the principal bedroom boasting en suite bathroom. Outside to the front is a block paved driveway providing ample off road parking and double attached garage. To the rear is an enclosed lawned garden with planted features.

The property is well placed for local amenities including shops and schools with main local bus routes nearby, motorway access is approximately a ten minute drive away and there is good access into Wakefield.

In need of a degree of modernisation however offering plenty of potential, an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

9'10" x 14'5" [max] x 2'9" [min] [3.02m x 4.4m [max] x 0.86m [min]]
Timber framed frosted and stained glass front entrance door, central heating radiator, dado rail, stairs to the first floor landing, doors to the lounge/dining room, kitchen/breakfast room, bathroom and bedroom three.

LOUNGE/DINING ROOM

11'1" x 23'2" [max] x 3'11" [min] [3.38m x 7.07m [max] x 1.21m [min]]
UPVC double glazed bay window to the front, two central heating radiators, timber framed rear door, dado rail, coving to the ceiling and gas fireplace with tiled hearth, surround and wooden mantle.

KITCHEN/BREAKFAST ROOM

11'9" x 9'8" [3.59m x 2.95m]
Range of wall and base units with laminate work surface over, sink and drainer with mixer tap and tiled splash back. Four ring gas hob with extractor hood above, integrated oven, space for an under counter fridge and freezer. Central heating radiator, frosted timber framed door and UPVC double glazed window to the rear.



BATHROOM/W.C.

8'9" x 8'4" [2.67m x 2.56m]
Four piece suite comprising low flush w.c., pedestal wash basin with mixer tap, corner bath with mixer tap and separate shower cubicle with shower head attachment and jets. UVPC double glazed frosted window to the side, dado rail and central heating radiator.



BEDROOM THREE

11'2" x 11'11" [3.42m x 3.65m]
Timber framed double glazed window to the rear, coving to the ceiling and central heating radiator.

FIRST FLOOR LANDING

15'7" x 11'9" [max] x 9'8" [min] [4.77m x 3.6m [max] x 2.95m [min]]
Galleried landing with access to a storage cupboard, dado rail, central heating radiator, doors to two bedrooms and UPVC double glazed window to the front.



BEDROOM ONE

16'5" x 11'1" [max] x 9'5" [min] [5.01m x 3.39m [max] x 2.89m [min]]
Coving to the ceiling, ceiling roses, dado rail, central heating radiator, UPVC double glazed window to the front and door to the en suite bathroom.



EN SUITE BATHROOM/W.C.

4'5" x 10'11" [1.37m x 3.34m]
Three piece suite comprising low flush w.c., pedestal wash basin and corner bath with mixer tap. Extractor fan, central heating radiator and partially tiled.



BEDROOM TWO

11'10" x 15'7" [3.62m x 4.76m]
Loft access, dado rail, central heating radiator, fitted wardrobes and UPVC double glazed window to the front.



OUTSIDE

To the front of the property is a block paved driveway providing off road parking leading to the double attached garage. To the rear is a lawned garden with planted features, fully enclosed by walls and timber fencing.



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 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.