



WAKEFIELD
01924 291 294

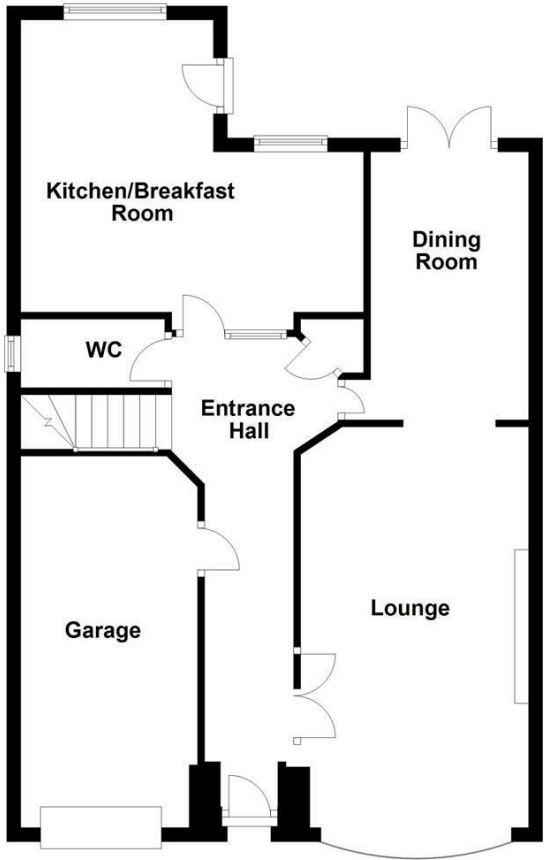
OSSETT
01924 266 555

HORBURY
01924 260 022

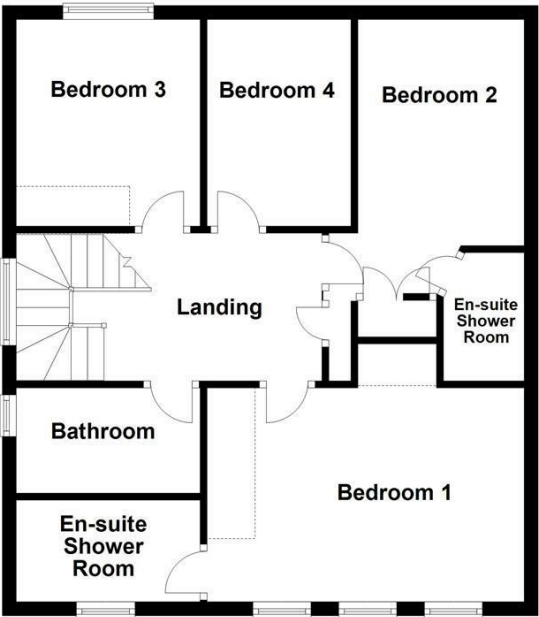
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

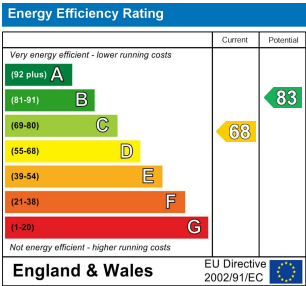


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



8 Heather Croft, Sharlston Common, WF4 1TJ

For Sale Freehold £330,000

Nestled in a cul-de-sac location is this well presented four bedroom detached family home benefitting from spacious accommodation, ample off road parking and an enclosed rear garden.

The accommodation briefly comprises of the entrance hall, downstairs w.c., integral garage, lounge, dining room and kitchen/breakfast room. The first floor landing leads to four bedrooms (two bedrooms with en suite facilities) and house bathroom/w.c. Outside to the front is a lawned garden with driveway providing off road parking for two vehicles leading to the single integral garage. To the rear is an enclosed lawned garden incorporating paved patio area.

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.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, two central heating radiators, access to a storage cupboard and doors to the garage, lounge, dining room, kitchen/breakfast room and downstairs w.c.

W.C.

6'9" x 3'1" [2.08m x 0.96m]
UPVC double glazed frosted window to the side, chrome ladder style radiator, concealed cistern low flush w.c. and ceramic wash basin with mixer tap.

INTEGRAL GARAGE

18'0" x 8'3" [5.5m x 2.54m]
Manual up and over door, power and light. The Ideal boiler is housed in here.

LOUNGE

18'7" x 10'9" [max] x 9'10" [min] [5.68m x 3.28m [max] x 3.01m [min]]
UPVC double glazed bow window to the front, central heating radiator and an opening through to the dining room. Electric fireplace with marble hearth, surround and wooden mantle.



DINING ROOM

11'10" x 9'8" [max] x 8'10" [min] [3.61m x 2.96m [max] x 2.7m [min]]
Set of UPVC double glazed French doors to the rear garden, central heating radiator and door back to the entrance hall.



KITCHEN/BREAKFAST ROOM

15'1" x 12'9" [max] x 6'6" [min] [4.61m x 3.91m [max] x 2.0m [min]]
Range of modern wall and base units with quartz work surface over, stainless steel sink and drainer with mixer tap, integrated double oven with four ring gas hob and extractor hood. Space and plumbing for a washing machine and dishwasher, space for a fridge/freezer, central heating radiator, UPVC double glazed windows and door to the rear.

FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, central heating radiator, loft access and doors to a storage cupboard with hot water tank, four bedrooms and house bathroom.

BEDROOM ONE

12'2" x 15'2" [max] x 13'4" [min] [3.73m x 4.63m [max] x 4.07m [min]]
Two sets of fitted wardrobes, central heating radiator, UPVC double glazed windows to the front and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

8'9" x 5'5" [2.67m x 1.66m]
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and double shower cubicle with mains overhead shower and LED strip lighting. UPVC double glazed frosted window to the front, spotlights and chrome ladder style radiator.



BEDROOM TWO

12'8" x 10'4" [max] x 5'9" [min] [3.87m x 3.15m [max] x 1.77m [min]]
Door to the en suite shower room, double doored wardrobe/storage cupboard, central heating radiator and UPVC double glazed window to the rear.



EN SUITE SHOWER ROOM/W.C.

6'0" x 4'1" [max] x 2'3" [min] [1.85m x 1.25m [max] x 0.7m [min]]
Two piece suite comprising pedestal wash basin and shower cubicle with mains shower. Central heating radiator, spotlights and UPVC double glazed frosted window to the side.

BEDROOM THREE

9'10" x 8'5" [max] x 2'7" [min] [3.01m x 2.58m [max] x 0.8m [min]]
UPVC double glazed window to the rear, fitted wardrobes and central heating radiator.

BEDROOM FOUR

9'10" x 6'7" [3.0m x 2.03m]
Central heating radiator and UPVC double glazed window to the rear.

BATHROOM/W.C.

8'7" x 5'1" [2.62m x 1.55m]
Low flush w.c. with built in bidet system, pedestal wash basin and panelled bath with mixer tap and shower head attachment. UPVC double glazed frosted window to the side, extractor fan and central heating radiator.



OUTSIDE

To the front is a lawned garden and driveway providing off road parking for two vehicles with an electric car charging port and leading to the single integral garage. To the rear is a lawned garden with planted border and paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



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.