



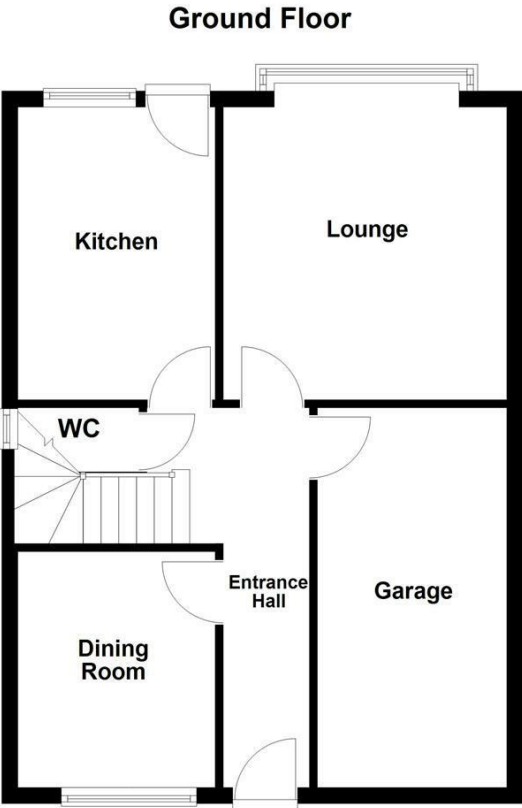
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

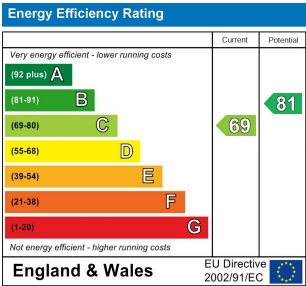


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 9 Heather View, Sharlston Common, WF4 1TH

### For Sale Freehold £290,000

Situated on this sought after development in Sharlston Common is this superbly presented three bedroom detached home benefiting from well proportioned accommodation, double driveway, integral garage and a landscaped garden to the rear.

The accommodation briefly comprises of entrance hall, separate dining room, integral garage, lounge area and kitchen, separate w.c. and to the first floor there are three bedrooms, the main bedroom with en suite facilities and a house bathroom/w.c. Outside to the front there is a small lawned garden, tarmac driveway for two cars, which leads to the integral garage. To the rear there is an attractive landscaped garden, which is laid to lawn with patio area fully enclosed by timber fencing.

Situated close to both Wakefield and Pontefract the property is ideally located to local shops and other amenities, being a short commute of Streethouse train station and close to both primary and secondary schools.

Immaculately presented interior and ready to move into, this property would make a fantastic home and an internal viewing is highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed entrance door, laminate flooring, central heating radiator, stairs to the first floor landing and doors to the dining room, downstairs w.c., kitchen, lounge and integral garage.

### DINING ROOM

9'6" x 7'1" [2.92m x 2.16m]

UPVC double glazed window to the front elevation, central heating radiator and laminate flooring.

### W.C.

2'7" x 4'5" [0.81m x 1.36m]

Wash hand basin with mixer tap, low flush w.c., chrome ladder style radiator, UPVC double glazed frosted window to the side elevation and fully tiled.

### LOUNGE

12'0" x 9'10" [3.66m x 3.0m]

UPVC double glazed bay window to the rear elevation, central heating radiator, laminate flooring, television point and electric fireplace with marble feature surround.



### KITCHEN

8'1" x 12'2" [2.47m x 3.72m]

Range of wall and base units with laminate work surface over and tiled splash back, integrated oven with four ring electric hob and extractor hood, integrated microwave oven, integrated dishwasher, space and plumbing for a washing machine, integrated fridge/freezer and sink and drainer with mixer tap. UPVC double glazed window and door to the rear, central heating radiator and tiled flooring,

### INTEGRAL GARAGE

16'5" x 7'9" [5.02m x 2.37m]

Wall mounted Ideal combi boiler, up and over door, fitted units, space and plumbing for a dryer.

### FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side elevation and doors to three bedrooms and the bathroom.

### BEDROOM ONE

8'7" [max] x 6'4" [min] x 12'10" [2.63m [max] x 1.95m [min] x 3.93m]

Central heating radiator, UPVC double glazed windows to the front elevation, built in wardrobes and door to the en suites shower room.



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

5'10" x 6'2" [1.8m x 1.90m]

Three piece suite comprising low flush w.c., corner shower cubicle with mixer shower and wash hand basin with mixer tap. Chrome ladder style radiator, fully tiled, recess ceiling spotlights and UPVC double glazed frosted window to the front.

### BEDROOM TWO

10'5" x 9'9" [3.18m x 2.99m]

UPVC double glazed window to the rear elevation, fitted wardrobe and central heating radiator.



### BEDROOM THREE

8'9" x 9'9" [2.69m x 2.99m]

UPVC double glazed window to the rear elevation, fitted wardrobe and central heating radiator.

### BATHROOM/W.C.

4'7" x 7'3" [1.41m x 2.22m]

Three piece suite comprising panelled bath with mixer tap and shower attachment, low flush w.c. and pedestal wash basin with mixer tap. UPVC double glazed frosted window to the side elevation, chrome ladder style radiator and extractor fan.



### OUTSIDE

To the front is a tarmacadam driveway providing off road parking for two vehicles with lawned garden. To the rear are two lawned areas split by a paved patio area with a timber shed, surrounded 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.