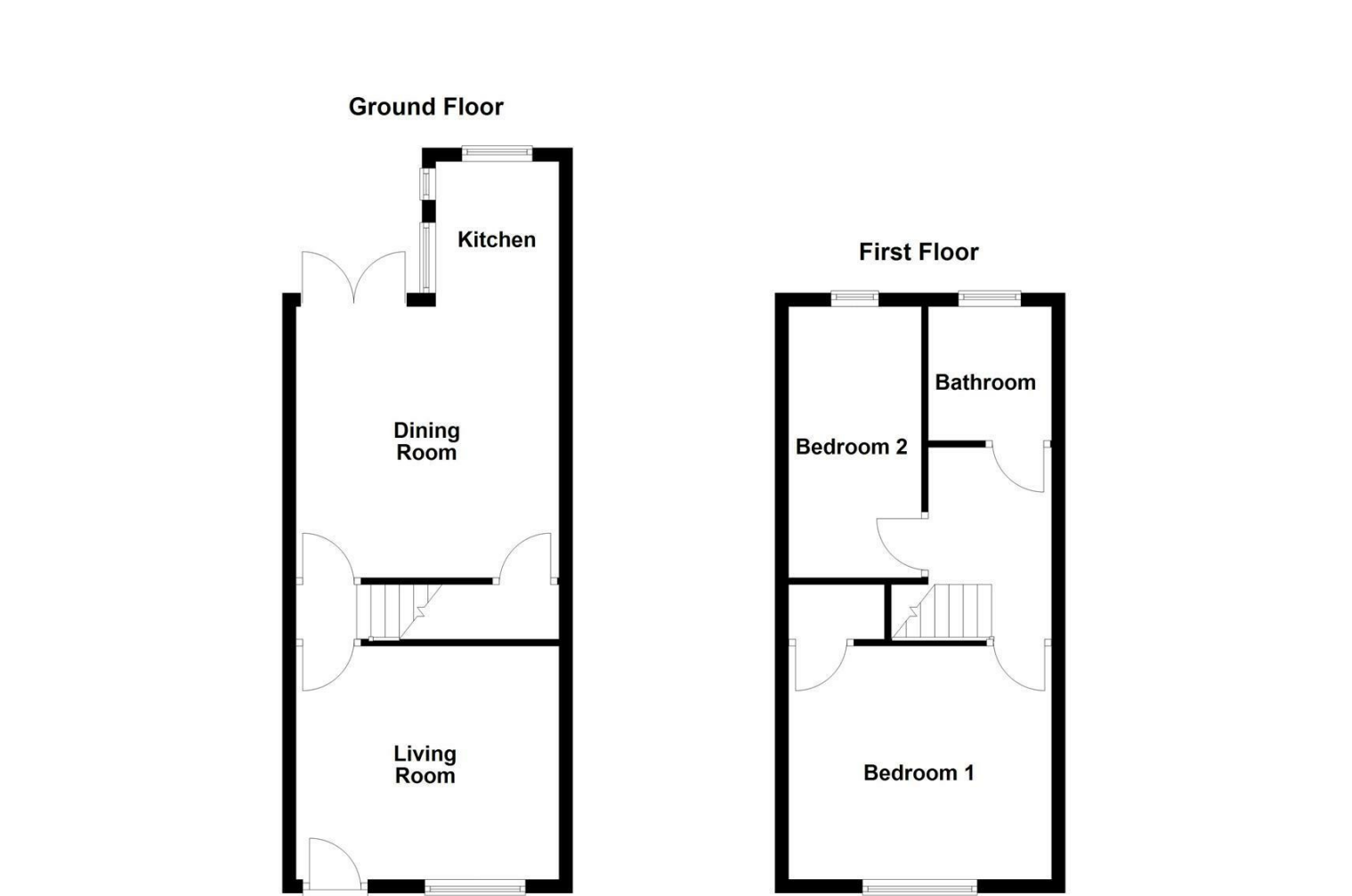


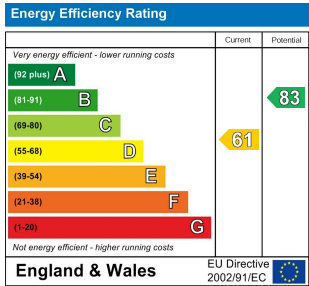


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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





ACCOMMODATION

LIVING ROOM

12'9" x 11'1" [3.9m x 3.4m]

Composite front entrance door, window to the front, double central heating radiator, former fireplace.



INNER HALLWAY

Central heating radiator, staircase to first floor landing.

DINING ROOM

13'1" x 12'9" [4.0m x 3.9m]

Double French doors out to rear garden, contemporary style central heating radiator, built in

cupboards and drawers, useful understairs storage. Feature brick backed fireplace housing a cast iron wood burning stove. Archway through to the adjoining kitchen.

KITCHEN

6'10" x 5'10" [2.1m x 1.8m]

Windows to the side and rear, double central heating radiator. Fitted in an attractive contemporary style with a good range of modern wall and base units with laminate worktops and upstands. Incorporating a stainless steel sink unit and a stainless steel four ring gas hob with stainless steel splashback and filter hood over. Built in oven, space and plumbing for a washing machine, integrated fridge and freezer. Matching cupboard housing boiler.

FIRST FLOOR LANDING

9'6" x 6'2" [2.9m x 1.9m]

Spacious landing with a central heating radiator.

BEDROOM ONE

12'9" x 11'1" [3.9m x 3.4m]

Well proportioned large double bedroom with a double central heating radiator, useful over stairs cupboard and far reaching views over the farmland to the front of the property.



BEDROOM TWO

13'1" x 6'2" [4.0m x 1.9m]

Window overlooking the garden and field beyond to the rear, central heating radiator, loft access point.



BATHROOM

6'6" x 6'2" [2.0m x 1.9m]

Refitted to a lovely standard with part tiled walls and tiled floor. Fitted with a modern, white and chrome three piece suite comprising of a panel bath with glazed screen and twin head shower, pedestal wash basin and low suite W.C.. Ladder style heated towel rail, extractor fan. Window overlooking the rear.



OUTSIDE

To the front the property has a neat, lawned garden with planted borders and a driveway that provides an off street parking space. A pathway passes the side of the house round to the rear where there is a sheltered patio garden, beyond which is a substantial brick built storage shed which leads up to a further garden area with a level lawn with planted beds and borders and a greenhouse. The rear garden enjoys views over the neighbouring field to the rear.



COUNCIL TAX BAND

The council tax band for this property is A.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.