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PONTEFRACT & CASTLEFORD
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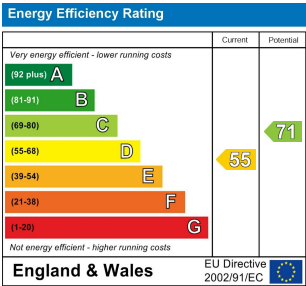


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



19 The Green, Sharlston Common, WF4 1EE

For Sale Freehold Offers In Excess Of £650,000

A stunning Grade II listed old period home offering four/five bedroomed accommodation set in a commanding position on a large plot in this highly sought after rural area facing the village green.

With a gas fired central heating system and predominantly sealed unit double glazed windows, this fantastic old period detached home has been skilfully extended over the years, yet retains a wealth of characterful features. An old panelled front entrance door leads into a modest entrance hall that then flows through into a much grander L-shaped reception hall. Alongside is the principal living room overlooking the front of the house and having a feature fireplace. There is a separate dining room in addition, as well as a wonderfully atmospheric barn room enhanced by a beamed and trussed vaulted ceiling creating an enviable family space. There is a large farmhouse style kitchen with double doors out to a lovely sheltered patio sitting area and steps lead down into a useful multi purpose laundry room with a traditional pantry and further storage room off. To the first floor the principal bedroom is of fine proportions and flows through into an adjoining dressing room and then on into an en suite shower room. The second large double bedroom could easily be sub-divided to provide two separate bedrooms, alongside the two further double bedrooms, all which are served by the family bathroom. Outside, the property is approached via a sweeping driveway that leads through lawned gardens, culminating a broad parking and turning area in front of a double garage. There is a gardeners toilet in addition. Round to the rear there is a lovely sheltered patio sitting area with a pergola, beyond which is a well proportioned lawned garden with further sitting areas and a useful wooden shed.

The property is situated in the heart of this sought after rural enclave, surrounded by some fine countryside yet within easy reach of a good range of shops, schools and recreational facilities. A broader range of amenities are available in the surrounding centres of Pontefract and Wakefield. The national motorway network is readily accessible.



ACCOMMODATION

ENTRANCE HALL

4'3" x 3'7" [1.3m x 1.1m]

Heavy panelled front entrance door and an inner door to the reception hall.

RECEPTION HALL

20'4" x 19'0" [max] [6.2m x 5.8m [max]]

A large L-shaped room with a double central heating radiator, turned staircase up to the first floor with understairs coat cupboard and through floor lift.

LIVING ROOM

15'1" x 13'9" [4.6m x 4.2m]

Window to the front, exposed stone wall, double central heating radiator and a feature fireplace with an ornate panelled surround with marbled insert and hearth housing a grate for an open fire.



DINING ROOM

15'1" x 10'5" [4.6m x 3.2m]

Window to the front, double central heating radiator and heavy beamed ceiling with delph rack. Former fireplace with brick back interior and wooden surround [not currently in use].

KITCHEN

24'3" x 10'2" [7.4m x 3.1m]

Finished with a bespoke range of wooden fronted wall and base units with granite style laminate work surfaces with matching upstands and tiled splash backs. Inset stainless steel sink

unit, stainless steel Neff five ring gas hob with extractor fan over, built in double oven and integrated dishwasher. Space and plumbing for an American style side-by-side fridge/freezer, two double central heating radiators, double doors through to the reception hall, square bay window to the side, double doors to the stone paved patio at the side and everyday entrance door.



LAUNDRY ROOM

16'0" x 10'2" [4.9m x 3.1m]

Five steps down from the reception hall leading to a useful multi purpose laundry room with space and plumbing for a washing machine and tumble dryer. Double central heating radiator, wall mounted gas fired central heating boiler and external door to the rear.

WALK IN PANTRY

6'10" x 5'6" [2.1m x 1.7m]

Old stone keeping slab and separate store room [1.7m x 1.6m].

FIRST FLOOR LANDING

Double central heating radiator and large picture window to the side.

BARN ROOM

17'4" x 16'0" [5.3m x 4.9m]

Situated at mezzanine level part way up the main staircase, a fantastic additional family room with a vaulted ceiling with heavy beam and roof trusses. Exposed brick and stone walls, mullioned windows to two sides and a feature fireplace with a stone hearth [not currently in use.]

PRINCIPAL BEDROOM

12'9" x 12'1" [3.9m x 3.7m]

Window to the front, double central heating radiator and an archway through to the adjoining dressing room.



DRESSING ROOM

12'1" x 7'6" [3.7m x 2.3m]

Window to the rear, a range of fitted wardrobes with matching dressing table.

EN SUITE SHOWER ROOM/W.C.

7'6" x 7'2" [2.3m x 2.2m]

Fitted with a four piece suite comprising panelled bath with shower over, pedestal wash basin, low suite w.c. and bidet. Frosted window to the rear, tiled walls, double central heating radiator and built in linen cupboards.



BEDROOM TWO

17'4" x 9'10" [5.3m x 3.0m]

Two windows to the front, two central heating radiators and two doors to the landing, this large spacious bedroom could easily be sub-divided into two separate rooms.



BEDROOM THREE

15'1" x 13'9" [4.6m x 4.2m]

Window to the front and double central heating radiator.

BEDROOM FOUR

15'1" x 10'9" [max] [4.6m x 3.3m [max]]

Window to the front, central heating radiator and a range of fitted wardrobes.

FAMILY BATHROOM/W.C.

9'10" x 10'5" [3.0m x 3.2m]

Extensively re-fitted with a four piece suite comprising corner bath, separate walk in shower cubicle with glazed screen, vanity wash hand basin and low suite w.c. Frosted window to the side, tiled walls, central heating radiator, towel warmer and built in cupboard housing the insulated hot water cylinder.



OUTSIDE

The approached via a lovely long sweeping driveway that passes the front of the house and leads round to a parking/turning area in front of the garaging. The front gardens are laid mainly to lawn with mature shrub borders. An archway leads through to the rear of the house where there is a lovely stone paved patio sitting area, part of which is sheltered by a pergola and further lawned garden areas, again with mature shrub borders and useful wooden shed.



COUNCIL TAX BAND

The council tax band for this property is F.

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.