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| NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844 | |



27 Saddlers Grove, Badsworth, Pontefract, WF9 1PE

For Sale Freehold O.I.R.O £548,000

Presented to a stunning standard is this large four bedroomed family home with en suite to the main bedroom and a lovely conservatory extension to the rear and situated towards the head of this select cul de sac and enjoying fantastic far reaching views to the rear.

With a gas fired central heating system and double glazed windows, this charming family home features a welcoming entrance hall with a guest toilet and built in cloaks cupboard. A central hallway leads to a spacious living room with a feature fireplace and French doors opening to a rear patio. Additionally, there is a separate dining room with an archway into a conservatory, offering scenic garden and countryside views. The well fitted kitchen includes integrated appliances and a separate utility room. Upstairs, the principal bedroom enjoys stunning views and a high standard en suite, while three additional bedrooms share a modern house bathroom. Outside, a broad parking area leads to a single garage, with principal gardens at the rear, including a wide patio, level lawn, well stocked beds and a additional paved sitting area.

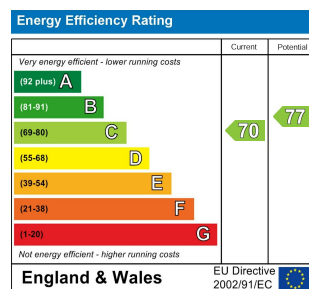
The property is situated in this enviable location towards the head of a cul de sac, in the highly sought after village of Badsworth. Surrounded by fantastic open walking countryside, Badsworth is well placed for ready access to the surrounding business centres of Pontefract and Wakefield, as well as having ready access to the national motorway network.

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

ENTRANCE HALL

4'7" x 3'7" [1.4m x 1.1m]

Composite front entrance door with side screen, built in cloaks cupboard.

GUEST W.C.

4'11" x 3'7" [1.5m x 1.1m]

Frosted window to the front, part tiled walls and floor. Fitted with a contemporary style two piece cloakroom suite comprising of a wall hung W.C. with concealed cistern and wall mounted wash basin. Central heating radiator.

INNER HALLWAY

Staircase to the first floor, contemporary style central heating radiator, understairs cupboard.

LIVING ROOM

16'8" x 12'9" [5.1m x 3.9m]

Large sliding French doors out to the patio, taking full advantage of the views over the gardens and the countryside beyond. Feature fireplace with marble inserted halve housing a living flame coal effect gas fire. Two double central heating radiators.



DINING ROOM

14'9" x 9'10" [4.5m x 3.0m]

Wood effect laminate flooring, contemporary style central heating radiator, archway through to the adjoining conservatory.

CONSERVATORY

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

Taking full advantage of the views to the rear and having a continuation of the wood effect laminate flooring, double central heating radiator, French doors out to the patio. Provision for a wall mounted television.



KITCHEN

12'9" x 9'6" [3.9m x 2.9m]

An attractively fitted dining kitchen with a good range of modern wall and base units with dark quartz stone worktops incorporating acrylic sink unit and a five ring gas on glass hob with filter hood over. Built in double oven, integrated dishwasher, integrated fridge freezer. Central heating radiator, window to the front.

UTILITY ROOM

6'2" x 4'11" [1.9m x 1.5m]

External door to the side, central heating radiator. A further range of fitted cupboards with worktop incorporating a stainless steel sink unit as well as space and plumbing for a washing machine and tumble dryer. Wall mounted gas fired central heating boiler, extractor fan.

FIRST FLOOR LANDING

Galleried landing with windows to both the front and side, loft access, contemporary style central heating radiator, built in airing cupboard. Doors to four bedrooms and a bathroom.

BEDROOM ONE

13'1" x 13'1" [max] [4.0m x 4.0m [max]]

Window taking full advantage of the views to the rear, double central heating radiator, wood effect laminate flooring. Lovely range of fitted furniture with two double fronted wardrobes, matching drawers and dressing table.



EN SUITE

8'2" x 4'11" [2.5m x 1.5m]

Finished to a fantastic standard with a walk in, wet room style shower with twin head shower and glazed screen, wall mounted wash basin with drawers under and a wall hung low suite W.C. with concealed cistern. Fully tiled walls and floor, frosted window to the rear, extractor fan, contemporary style central heating radiator.



BEDROOM TWO

13'1" x 9'10" [4.0m x 3.0m]

Window to the front, central heating radiator, triple fronted built in wardrobe.

BEDROOM THREE

11'1" x 9'10" [3.4m x 3.0]

Window taking in the rear views, double central heating radiator, triple fronted built in wardrobe and fitted drawer unit.



BEDROOM FOUR

11'9" x 8'2" [3.6m x 2.5m]

Windows to the front and side, double central heating radiator, wood effect laminate flooring and a triple fronted fitted wardrobe.

BATHROOM

8'6" x 6'2" [2.6m x 1.9m]

Fully tiled walls. Fitted to a fantastic standard with a four piece contemporary style suite comprising of a panel bath, separate shower cubicle with twin head shower and glazed screen, wall mounted wash basin with drawers under and wall hung low suite W.C. with concealed cistern. Chrome ladder style heated towel rail, frosted window to the side. Concealed lighting.



OUTSIDE

To the front, the property is approached via a wide driveway with a further block paved parking area, providing ample off street parking for up to four cars leading up to the single garage. To the rear of the house is a stunning garden with a wide paved patio and sitting area, ideal for outside entertaining, a large level lawn with well stocked beds and borders and a further patio sitting area in the corner. The garden enjoys far reaching views across the neighbouring farmland and countryside beyond.

COUNCIL TAX BAND

The council tax band for this property is E.

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 Pontefract office and they will be pleased to arrange a suitable appointment.