



WAKEFIELD  
01924 291 294

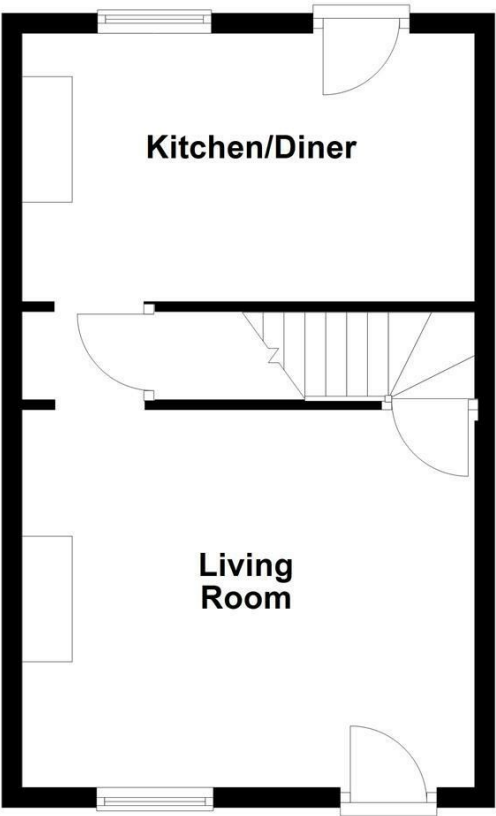
OSSETT  
01924 266 555

HORBURY  
01924 260 022

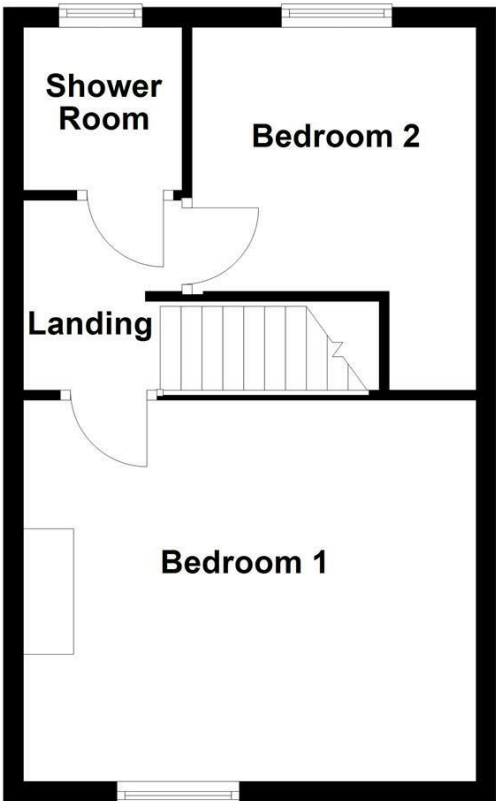
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

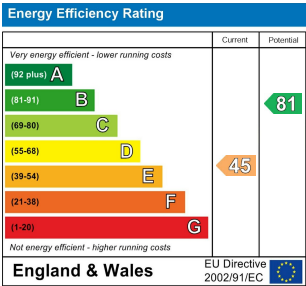


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



4 Cow Lane, Womersley, Doncaster, DN6 9BD  
For Sale Freehold Offers In The Region Of £190,000

Nestled in the idyllic countryside location of Womersley is this two bedroom mid terrace cottage combining the cosy style with ample reception space and an attractive landscaped rear garden.

The property briefly comprises of the living room with an opening through to the kitchen/diner with stable door to the rear porch. The first floor landing provides access to the boarded loft, two bedrooms with fitted wardrobes and shower room/w.c. Outside to the rear is a beautifully landscaped garden incorporating stone paved patio area, perfect for outdoor dining area, fully enclosed by timber fencing with rear gate.

Womersley is an ideal village location for those who enjoy rural walks with local amenities on hand such as public houses nearby. Shops and schools can be found only a stones throw away in Pontefract and Knottingley. For the commuter looking to travel further afield the A1 is close at hand leading to a larger motorway network such as the M62 and M1.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is advised to avoid disappointment.





## ACCOMMODATION

### LIVING ROOM

12'6" x 14'9" [max] x 13'2" [min] [3.82m x 4.51m [max] x 4.03m [min]]

Timber framed front entrance door, timber framed double glazed window to the front, electric storage heater, an opening through to the kitchen/diner, door to the stairs leading to the first floor landing, coving to the ceiling and multi fuel burning stove with tiled hearth, surround and wooden mantle.



### KITCHEN/DINER

11'10" x 14'9" [max] x 2'7" [min] [3.62m x 4.51m [max] x 0.81m [min]]

Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated fridge/freezer, integrated oven, four ring electric hob with extractor hood, space and plumbing for a washing machine and dishwasher. Timber framed double glazed bow window to the rear, timber framed stable door to the rear porch, electric storage heater, understairs storage, open fireplace with stone hearth, exposed brick surround and wooden mantle.



### REAR PORCH

4'8" x 15'5" [1.44m x 4.7m]

Leading out to the rear garden, timber framed single pane window, power and light.

### FIRST FLOOR LANDING

Fitted storage cupboards, electric storage heater, loft access with pull down ladder to the fully boarded loft and doors to two bedrooms and shower room.

### BEDROOM ONE

12'9" x 14'9" [max] x 13'7" [min] [3.89m x 4.51m [max] x 4.16m [min]]

Timber framed double glazed window to the front, electric storage heater, range of fitted wardrobes, vanity unit and storage units.



### BEDROOM TWO

9'3" x 11'11" [max] x 8'9" [min] [2.84m x 3.65m [max] x 2.68m [min]]

Timber framed double glazed window to the rear, electric storage heater and fitted wardrobes.



### SHOWER ROOM/W.C.

5'1" x 5'4" [1.57m x 1.63m]

Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and electric shower head attachment with glass shower screen. Timber

framed double glazed frosted window to the rear, spotlights, electric chrome ladder style radiator and fully tiled.



### OUTSIDE

To the rear is a low maintenance landscaped garden creating an idyllic cottage setting incorporating stone paved patio, perfect for outdoor dining and entertaining with pebbled and slate areas, planted beds and mature flowers, surrounded by timbe fencing with a rear gate.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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 Pontefract 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.