



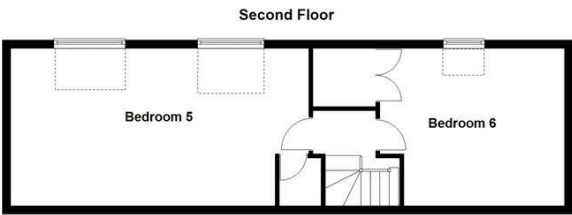
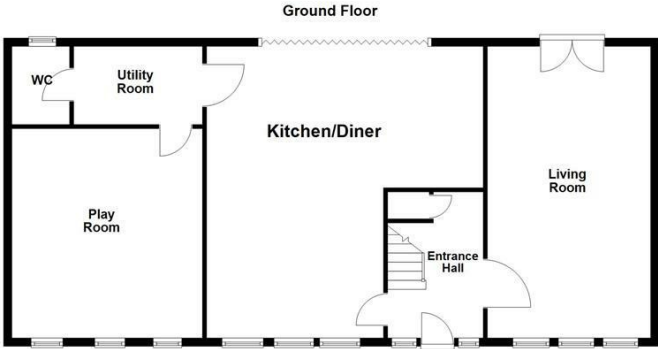
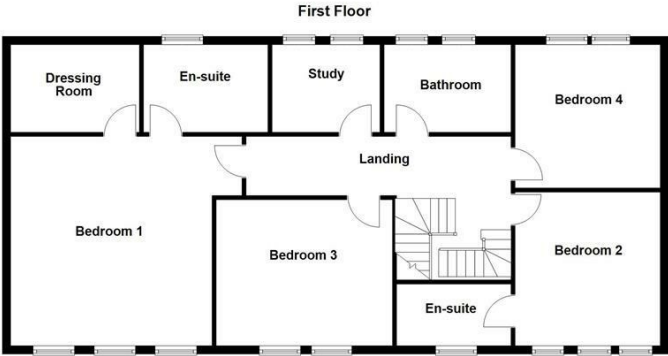
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

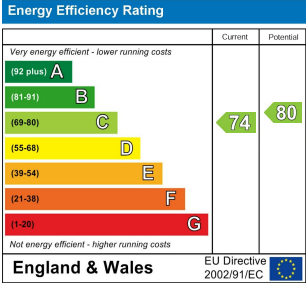


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



1 Low Farm Court, Womersley, Doncaster, DN6 9FD

For Sale Freehold £725,000

Introducing to the market this exceptional six bedroom, stone built detached residence, ideally located in the highly sought after rural village of Womersley and finished to an impressive standard throughout, this substantial home offers well proportioned accommodation across three floors, featuring a high specification interior, generous off road parking, and a spacious, enclosed rear garden.

The ground floor comprises a welcoming entrance hall, a formal living room, an expansive open plan kitchen/dining area, separate utility room, playroom and a guest W.C. The first floor landing leads to four well sized double bedrooms, including a luxurious principal suite with dressing room and en suite bathroom, and a second bedroom also benefiting from en suite facilities. A separate study and contemporary house bathroom complete this level. The second floor offers access to two additional double bedrooms, providing flexible living or guest accommodation. Externally, to the front, a block paved driveway provides ample off road parking, alongside a lawned garden and flagged path to the entrance. A timber gate leads to the enclosed rear garden, which features a large lawn, decked seating area, timber shed and additional side parking for two vehicles.

Womersley is a picturesque rural village, ideal for those who enjoy countryside walks and a peaceful setting. Local amenities, including charming public houses, are nearby, with a wider selection of shops and schools easily accessible in Pontefract and Knottingley. For commuters, the nearby A1 provides excellent connectivity to the wider motorway network, including the M62 and M1.

This outstanding home is ideally suited for the growing family, and an early viewing is strongly recommended to fully appreciate the quality and space on offer.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, understairs storage cupboard, staircase to the first floor landing, doors to the kitchen/diner and living room.

LIVING ROOM

22'8" x 12'6" [6.93m x 3.83m]
UPVC patio doors leading to the rear garden and UPVC double glazed windows to the front.



KITCHEN/DINER

14'7" x 21'8" [min] x 21'11" [max] [4.47m x 6.62m [min] x 6.70m [max]]
Range of wall and base unit with quartz work surface over, composite sink and drainer with mixer tap, island with integrated cooker, integrated microwave, five ring induction hob, extractor fan. Integrated dishwasher, marble porcelain effect tiled flooring, UPVC double glazed windows to the front elevation, spotlights, bi-folding doors leading to the rear garden and door to the utility room.



UTILITY

13'9" x 5'9" [4.20m x 1.76m]
Laminate work surface over with space and plumbing for a washing machine and dryer. Space for fridge/freezer, marble porcelain effect tiled flooring. UPVC double glazed windows to the rear elevation and doors to the play room and downstairs w.c.



W.C.
5'3" x 4'11" [1.61m x 1.52m]
Marble porcelain effect tiled flooring, chrome style ladder radiator, low flush w.c., wash hand basin with mixer tap, storage units, extractor fan and UPVC double glazed frosted window to the rear elevation.

PLAY ROOM

10'10" x 16'2" [3.32m x 4.93m]
UPVC double glazed windows to the front elevation, storage cupboard, radiator and spotlights.

FIRST FLOOR LANDING

Doors to four double bedrooms, house bathroom and study. A further set of stairs providing access to the second floor landing.

BEDROOM ONE

16'5" x 15'6" [5.01m x 4.74m]
Radiator, UPVC double glazed windows to the front elevation and doors to the en suite shower room and dressing room.



DRESSING ROOM

10'2" x 6'6" [3.12m x 1.99m]
UPVC double glazed frosted window to the rear elevation and radiator

EN SUITE SHOWER ROOM/W.C.

7'3" x 6'6" [2.23m x 1.99m]
Low flush w.c., wash basin with mixer tap and storage, corner shower unit with shower head attachment. Tiled flooring, UPVC double glazed frosted window to the rear elevation, chrome ladder style radiator, extractor fan and spotlights.



STUDY

8'1" x 7'0" [2.47m x 2.15m]
Radiator and UPVC double glazed window to the rear elevation.

BATHROOM/W.C.

6'6" x 9'9" [1.99m x 2.99m]
Tiled bath with overhead shower and pull out shower attachment, Villeroy & Bosch low flush w.c. and double hand wash basin with storage. Radiator, UPVC double glazed frosted window to the rear elevation and spotlights.



BEDROOM TWO

11'1" x 11'8" [3.39m x 3.58m]
Radiator, UPVC double glazed windows to the front elevation and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

8'4" x 4'4" [2.55m x 1.33m]
Low flush w.c., shower unit with shower head attachment and wash basin. Marble porcelain effect tiled flooring, chrome ladder style radiator, spotlights, extractor fan and UPVC double glazed frosted window to the front.

BEDROOM THREE

13'1" x 10'11" [3.99m x 3.34m]
Radiator and UPVC double glazed windows to the front elevation.

BEDROOM FOUR

11'5" x 11'8" [3.48m x 3.57m]
UPVC double glazed windows to the rear elevation and radiator.

SECOND FLOOR LANDING

Doors to two further double bedrooms.

BEDROOM FIVE

12'11" x 2'72" [3.95m x 8.30m]
Two radiators, two velux windows to the rear elevation and additional storage space.

BEDROOM SIX

11'3" x 16'6" [3.43m x 5.05m]
Access to eaves storage, radiator and velux window to the rear elevation.

OUTSIDE

To the front of the property is a block paved driveway offering ample off road parking, complemented by a neatly maintained lawn and a flagged pathway leading to the main entrance. A timber gate provides access to the rear garden, which features a generously sized lawn, a flagged pathway extending across the width of the property, a timber decked seating area, and a useful garden shed. The garden is fully enclosed with timber fencing, ensuring privacy and security. Additionally, there is further off-road parking to the side of the property, suitable for two vehicles.



COUNCIL TAX BAND

The council tax band for this property is F.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.