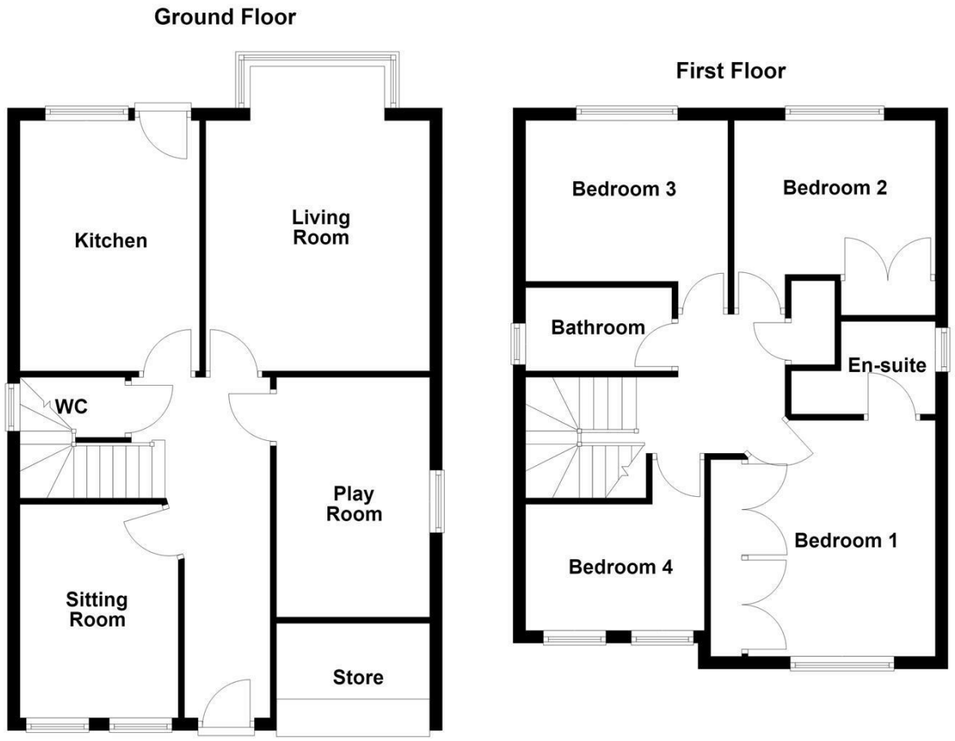

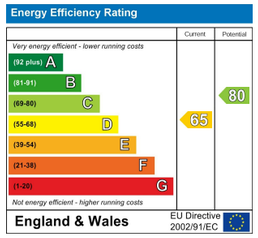

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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1 Heather View, Sharlston Common, WF4 1TH

For Sale Freehold £350,000

A beautifully presented four bedroom detached family home, featuring an en suite to the principal bedroom and a larger than average rear garden.

This comfortable and well appointed home is approached via a welcoming reception hall, with a guest W.C. positioned off to the side. The main living room is situated to the rear of the property and features a square bay window, taking full advantage of the views over the rear garden. To the front is a separate sitting room, together with a third reception room which is currently used as a playroom. The kitchen is fitted to a good standard with a broad range of wall and base units, complemented by a selection of integrated appliances. To the first floor, the principal bedroom benefits from an en suite shower room. There are three further well proportioned bedrooms, all served by a well appointed family bathroom. Outside, the property has side-by-side parking spaces to the front, leading to a useful integral store. To the rear is a particularly generous garden, mainly laid to lawn with mature shrub borders, together with pleasant patio seating areas ideal for outdoor dining and entertaining. Benefitting from gas central heating and sealed unit double glazed windows throughout.

The property is situated within a well regarded residential development in this popular village, which offers a good range of local shops, schools and recreational facilities. A broader selection of amenities can be found in the nearby centres of Pontefract and Wakefield, while the national motorway network is also readily accessible.



ACCOMMODATION

RECEPTION HALL
Composite front entrance door, wood-effect laminate flooring and double central heating radiator.

GUEST W.C.
5'6" x 3'3" (max) (1.70m x 1.0m (max))
Frosted window to the side, part brick effect tiled walls and a two-piece white and chrome suite comprising low flush W.C. and vanity wash basin with storage cupboard beneath. Chrome ladder style heated towel rail.

LIVING ROOM
13'1" x 11'9" (4.0m x 3.60m)
Square bay window taking full advantage of the views over the rear garden, double central heating radiator, wood effect laminate flooring and a feature fireplace with contemporary surround housing an electric fire.

SITTING ROOM
11'1" x 8'2" (3.40m x 2.50m)
Two windows to the front, wood-effect laminate flooring and central heating radiator.

PLAYROOM
12'5" x 8'2" (3.80m x 2.50m)
A versatile third reception room with a window to the side, double central heating radiator and wood effect laminate flooring. Provision for a wall-mounted television and a cupboard housing the gas-fired central heating boiler.



BREAKFAST KITCHEN
13'1" x 9'6" (4.0m x 2.90m)
Window and external door to the rear. Fitted with a broad range of gloss white fronted wall and base units with wood effect laminate work surfaces and mosaic style tiled splashbacks. Inset stainless steel sink, four ring stainless steel gas hob with filter hood over, built in oven and built in combination microwave. Integrated fridge, freezer, washing machine and dishwasher. Double central heating radiator.



FIRST FLOOR LANDING
Spacious landing with central heating radiator, built-in linen cupboard, loft access hatch and frosted window to the side.

BEDROOM ONE
12'5" x 9'10" (3.80m x 3.0m)
Window to the front, central heating radiator, provision for a wall mounted television, part-panelled wall and a range of deep fitted wardrobes.



EN SUITE SHOWER ROOM
7'6" x 4'11" (2.30m x 1.50m)
Tiled walls and floor, frosted window to the side and a three piece white and chrome suite comprising shower cubicle with electric shower and glazed door, wall mounted wash basin and low flush W.C. Electric shaver socket, chrome ladder style heated towel rail and extractor fan.

BEDROOM TWO
10'5" x 8'2" (3.20m x 2.50m)
Window overlooking the rear garden, central heating radiator, double-fronted built-in wardrobe and wood effect laminate flooring.



BEDROOM THREE
10'9" x 8'6" (3.30m x 2.60m)
Window to the rear, central heating radiator, wood effect laminate flooring and a good range of fitted wardrobes.



BEDROOM FOUR
9'2" x 6'6" (2.80m x 2.0m)
A well proportioned fourth bedroom with two windows to the front, central heating radiator, part panelled wall and wood effect laminate flooring.

BATHROOM
7'6" x 4'11" (2.30m x 1.50m)
Tiled walls and floor and fitted with a quality three piece white and chrome suite comprising panelled bath with twin head shower over and glazed screen, vanity wash basin with drawers beneath and low flush W.C. with concealed cistern. Chrome ladder style heated towel rail and extractor fan.



OUTSIDE
To the front, the property benefits from side by side driveway parking, which leads to the integral store with an up-and-over door. Pathways lead down both sides of the property to the rear, where there is a larger than average garden laid mainly to lawn with mature shrub borders and paved patio seating areas. The garden also benefits from a useful timber shed.



WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The property enjoys access to lovely rural walks and benefits from a large, private garden that receives sunlight for much of the day. The street and wider village offer a welcoming community feel, with two small children's play parks located nearby. A local shop, post office, doctors' surgery and chemist are all within walking distance. The three quarter converted garage provides a versatile additional ground floor room while retaining useful storage space at the front. Storage has also been carefully considered throughout the property, including generous loft space."

COUNCIL TAX BAND
The council tax band for this property is D.

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.