



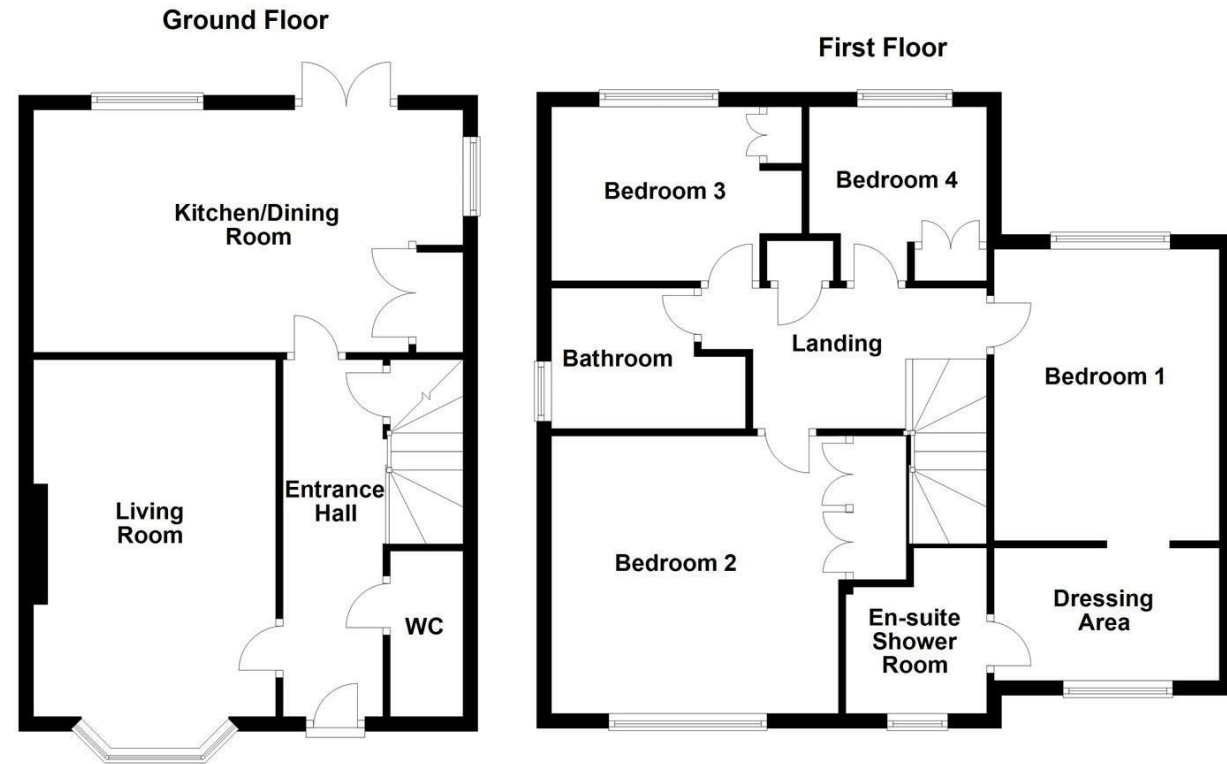
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## 6 Braithwaite Court, Hemsworth, Pontefract, WF9 4UJ

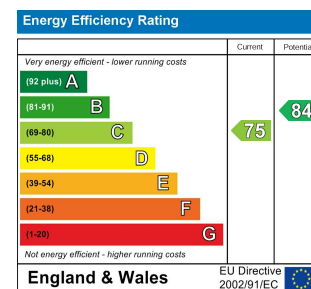
For Sale Freehold Asking Price £335,000

Nestled within a pleasant cul-de-sac position on a sought after modern development in Hemsworth is this superbly presented four bedroom detached family home. Offering well proportioned accommodation throughout, including ample reception space, a modern kitchen, family bathroom and en suite shower room, this impressive property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with access to the first floor landing via the staircase, together with doors leading to the living room, downstairs WC, under stairs storage cupboard and the open plan kitchen dining room. The kitchen dining room also provides direct access to the rear garden. To the first floor, the landing provides access to the loft space, a useful storage cupboard housing the hot water tank, and doors leading to four well proportioned bedrooms and the house bathroom. A range of fitted wardrobes can be found throughout the bedrooms, with the principal bedroom further benefiting from a dedicated dressing room which leads through to its own en suite shower room. Externally, the property enjoys an attractive front garden incorporating a lawned area, planted borders and a pathway leading to the front entrance door. A block paved and tarmac driveway provides ample off street parking beneath a carport and continues through timber double gates to a detached single garage located to the rear, complete with power, lighting and an up-and-over door. The rear garden is predominantly laid to lawn and features a raised paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by a combination of hedging and fencing, making it perfect for families with children and pets.

Hemsworth is a fantastic location for a wide range of buyers, particularly growing families. A variety of local shops, amenities and well regarded schools can be found nearby, with further facilities available within Hemsworth town centre. The town is served by local bus routes, while railway stations can be found in the nearby town of Fitzwilliam which has direct routes to Leeds. For those wishing to travel further afield, excellent road connections are available via the nearby A1(M), which in turn provides access to both the M1 and M62 motorway networks.

Only a full internal inspection can truly reveal all that this fantastic home has to offer. Early viewing is highly recommended to avoid disappointment.



### FREE MARKET APPRAISAL

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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

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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.

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\*your home may be repossessed if you do not keep up repayments on your mortgage



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## ACCOMMODATION

### ENTRANCE HALL

14'5" x 8'0" (max) x 4'4" (min) [4.40m x 2.44m (max) x 1.33m (min)]

A composite front entrance door with frosted glazed inserts leads into the entrance hall. Features include a staircase rising to the first floor landing with useful under stairs storage, decorative panelling to the walls, a central heating radiator, and doors leading to the kitchen dining room, living room and downstairs WC.

### DOWNSTAIRS W.C.

3'0" x 7'1" (0.93m x 2.18m)

Fitted with a low flush WC, pedestal wash basin with mixer tap and tiled splashbacks. Additional features include a central heating radiator and extractor fan.

### LIVING ROOM

17'1" x 10'11" (max) x 9'3" (min) [5.23m x 3.35m (max) x 2.82m (min)]

The living room benefits from a UPVC double glazed bay window to the front elevation, central heating radiator, and an electric fireplace with flame effect, glass frontage, marble hearth and surround.



### KITCHEN DINING ROOM

19'5" x 14'3" (max) x 12'8" (min) [5.92m x 4.35m (max) x 3.88m (min)]

The impressive kitchen dining room features two UPVC double glazed windows, one to the rear and one to the side, together with UPVC double glazed French doors

providing access to the rear garden. The room also benefits from an anthracite column style radiator and spotlights to the ceiling. The kitchen is fitted with a range of modern high gloss wall and base units with laminate work surfaces over, incorporating a composite 1 1/2 bowl sink and drainer with mixer tap. Integrated appliances include an induction hob with glass splashback and extractor hood above, oven, microwave combi oven, fridge freezer, dishwasher and washing machine. Further features include kickboard lighting and a breakfast bar with laminate work surface.

### FIRST FLOOR LANDING

13'1" x 7'1" (max) x 3'6" (min) [4.0m x 2.16m (max) x 1.08m (min)]

The first floor landing provides access to the loft space, a storage cupboard housing the hot water tank, a central heating radiator, decorative wall panelling, and doors leading to all four bedrooms and the house bathroom.

### BEDROOM ONE

10'3" x 12'6" [3.13m x 3.82m]

UPVC double glazed window to the rear elevation, central heating radiator and an opening leading through to the dressing room.



### DRESSING ROOM

5'8" x 10'2" (1.73m x 3.12m)

The dressing room features fitted wardrobes with partially mirrored doors, a central heating radiator, loft access, spotlights to the ceiling and a door leading to the en suite shower room.



### EN SUITE SHOWER ROOM

6'7" x 7'5" (max) x 4'9" (min) [2.01m x 2.27m (max) x 1.47m (min)]

The en suite shower room is fitted with a low flush WC, pedestal wash basin with mixer tap and shaver point, and a shower cubicle with mains-fed shower and glazed screen. Additional features include a frosted UPVC double glazed window to the front elevation, central heating radiator and partial wall tiling.

### BEDROOM TWO

12'3" x 10'8" [3.75m x 3.27m]

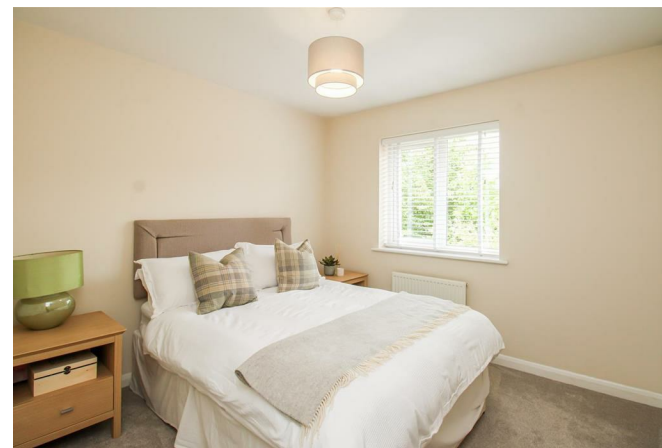
UPVC double glazed window to the front elevation, central heating radiator and a range of fitted wardrobes.



### BEDROOM THREE

11'2" x 10'9" (max) x 4'9" (min) [3.42m x 3.30m (max) x 1.45m (min)]

UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes.



### BEDROOM FOUR

7'11" x 10'9" (max) x 8'2" (min) [2.42m x 3.30m (max) x 2.50m (min)]

UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes.

## BATHROOM

8'4" x 8'9" (max) x 6'1" (min) [2.55m x 2.67m (max) x 1.86m (min)]

The house bathroom is fitted with a pedestal wash basin with mixer tap and shaver point, low flush WC, panelled bath with mixer tap and shower attachment, and a separate shower cubicle with mains fed shower and glazed screen. Additional features include a frosted UPVC double glazed window to the side elevation, central heating radiator, extractor fan and partial wall tiling.



## OUTSIDE

The property enjoys a lawned front garden with a paved pathway leading to the front entrance door. A block paved and tarmac driveway provides ample off street parking beneath the carport and continues through timber double gates to a detached single garage with manual up-and-over door, power and lighting. The enclosed rear garden is predominantly laid to lawn and incorporates mature trees and shrubs, a raised paved patio area ideal for outdoor dining and entertaining, and a decorative pebble border. The garden is enclosed by a combination of hedging and timber fencing, making it ideal for both children and pets. A side access door also provides entry into the garage.



## WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"We have open fields and public footpaths practically on the doorstep for anyone who likes walking and we are also a 5 minute drive away from Ackworth. This also has a variety of shops, supermarkets, pubs and cafes."

## 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.