

Richard Kendall Estate Agent

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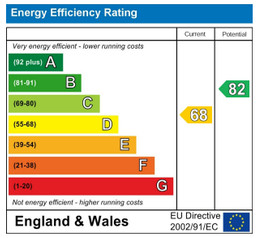
For Sale Freehold £325,000

Superbly appointed throughout and deceptively spacious from the front is this extended four bedroom detached bungalow, occupying a tucked away position and offering a wealth of character and charm.

The heart of the home is the impressive open plan kitchen, dining and living space, combining exposed timber beams, solid wood flooring and a feature multi fuel stove with a contemporary kitchen fitted with solid oak work surfaces. From here, an inner hallway provides access to four well proportioned bedrooms and the main house bathroom. The principal bedroom benefits from fitted storage and an adjoining dressing room with French doors opening directly onto the rear garden. The remaining bedrooms continue the characterful finish found throughout the property, with bespoke timber storage, wood flooring and fitted shutters to selected rooms. Externally, gated access leads to a low maintenance frontage with off road parking for two to three vehicles and a double garage. To the rear is a privately enclosed garden with stone flagged and pebbled seating areas, together with a useful timber outbuilding with power and lighting.

The property is well placed for local shops, schools and amenities, together with nearby bus routes, countryside walks and convenient access to the motorway network.

An ideal home for professional couples, families or those looking to downsize without compromising on space, only a full internal inspection will truly reveal the character and accommodation on offer. An early viewing is highly recommended.



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

OPEN PLAN KITCHEN/DINING/LIVING ROOM
20'7" x 16'0" (6.29m x 4.90m)

A superb open plan living space packed with character, featuring exposed timber beams to the ceiling, solid wood flooring and a feature cast iron radiator. The kitchen area is fitted with a range of base units with solid oak block work surfaces over, incorporating a twin Belfast sink. Space for a feature range style cooker together with space and plumbing for a washing machine. Useful pantry storage cupboard with the gas fired combination boiler housed within. Feature working dual-fuel log burner with a steel back plate. Two double glazed Velux style roof windows, one positioned to the front and one to the rear, provide additional natural light. UPVC double glazed sliding doors open directly onto the rear garden. Loft access. Ash door leading through into the inner hallway.



INNER HALLWAY
11'11" x 7'11" (3.6576m x 2.4384m)

Large inner hallway featuring; wood flooring and central heating radiator. Doors provide access to four bedrooms and the house bathroom. Space for an American style fridge freezer. Built-in cloak storage with double doors together with a further airing cupboard. Potential to make bedroom four bigger by using the hallway.

BEDROOM ONE
12'6" x 12'1" (3.83m x 3.69m)

Wood flooring, feature cast iron radiator and coving to the ceiling. Built-in wardrobe with double doors. Ash double doors leading through into the adjoining dressing room.



DRESSING ROOM
9'1" x 7'1" (2.77m x 2.17m)

Wood flooring, feature cast iron radiator and exposed timber beams to the ceiling. UPVC double glazed French doors opening onto the rear garden. Further double glazed window overlooking the side elevation.

BEDROOM TWO
11'9" x 8'7" (3.59m x 2.63m)

UPVC double glazed window overlooking the front elevation with bespoke fitted shutters. Wood flooring, central heating radiator and coving to the ceiling.



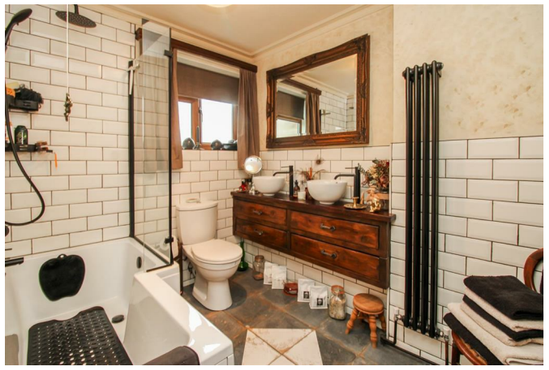
BEDROOM THREE
11'11" x 10'0" (3.64 x 3.07)

UPVC double glazed window overlooking the front elevation with bespoke fitted shutters. Wood flooring, central heating radiator and coving to the ceiling. Built-in wardrobes with bespoke timber sliding doors.



HOUSE BATHROOM
8'4" x 6'10" (2.56m x 2.10m)

Fitted with a contemporary suite comprising low flush W.C., shaped panelled bath with mixer shower over and separate shower attachment, and twin wash hand basins set onto a timber vanity unit with drawer storage beneath. Part tiled walls, tiled flooring and heated towel radiator. Frosted UPVC double glazed window overlooking the side elevation and coving to the ceiling.



BEDROOM FOUR
11'6" x 9'9" (3.53 x 2.98)

Wood flooring, exposed timber beams to the ceiling and central heating radiator. UPVC double glazed window overlooking the rear elevation. Built-in wardrobes with bespoke timber sliding doors.

OUTSIDE
Gated access leads to a low maintenance front garden with stone and pebbled areas. Off road parking is available for two to three vehicles and a double garage. A pathway leads around the side of the property to the rear garden. To the rear is an attractive and privately enclosed low maintenance garden with stone flagged terrace and pebbled areas, providing excellent space for outdoor dining and entertaining. An awning extends from the open plan kitchen/dining/living room, providing a useful sheltered seating area. Substantial timber framed outbuilding with power and lighting, offering a versatile space suitable for storage, hobbies or a variety of other uses.



COUNCIL TAX BAND
The council tax band for this property is C

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 Ossett 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.