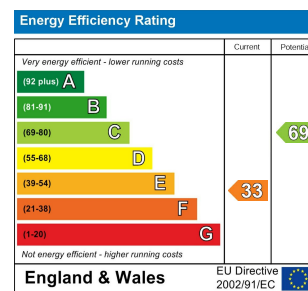
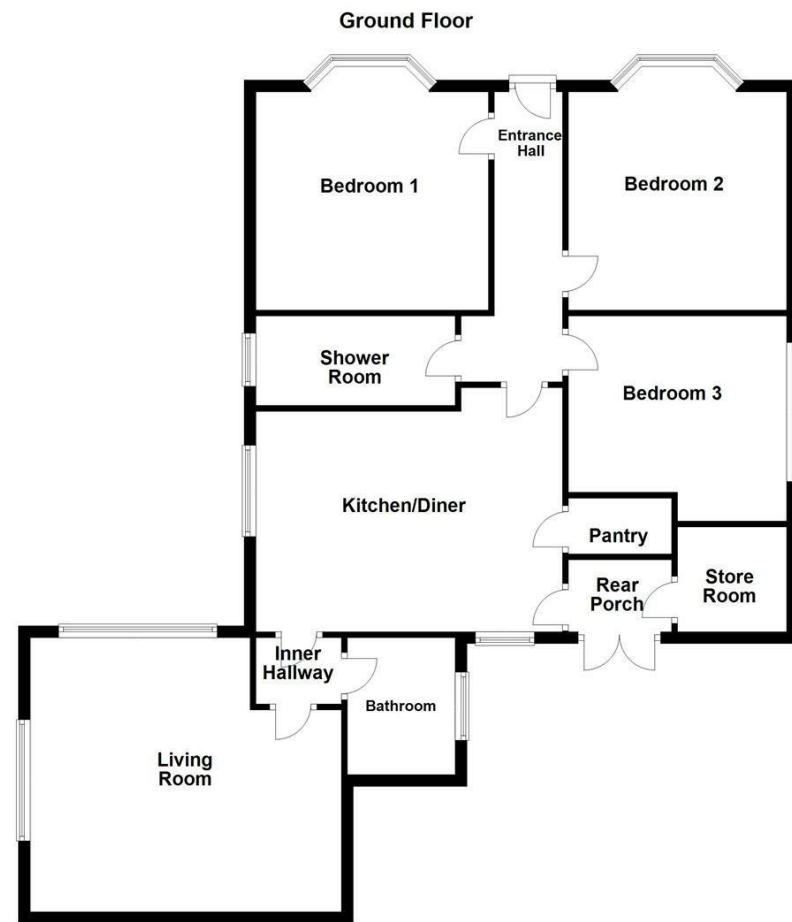




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



Hillcrest, Intake Lane, Woolley, Wakefield, WF4 2LG

For Sale Freehold Offers Over £750,000

This extended traditional built three bedroom detached bungalow benefiting from UPVC double glazing and central heating. The accommodation fully comprises entrance hall, three double bedrooms, shower room/w.c., kitchen diner, rear porch, inner hallway, bathroom/w.c. and living room. Outside there are generous sized gardens to four sides, detached garage with up and over door, driveway and two brick built outhouses.

Offered for sale with no onward chain and immediate vacant possession upon completion. An early viewing comes highly recommended as we are sure there will be a high level of interest. Situated in this idyllic position within Woolley yet close to local amenities including shops and schools, local bus routes are nearby.

THE AREA HATCHED IN BLUE ON THE PLAN IS NOT INCLUDED IN THE SALE, THIS FURTHER PARCEL OF LAND IS ADJACENT AND EXTENDS TOWARDS 0.28 ACRES AND CAN BE PURCHASED BY WAY OF SEPARATE NEGOTIATION



ACCOMMODATION

ENTRANCE HALL

Entrance door, radiator, loft access, doors to three bedrooms, kitchen diner and shower room.

BEDROOM ONE

12'11" x 13'9" into bay [3.96m x 4.21m into bay]
UPVC double glazed bay window to the front, radiator, coving to the ceiling.



BEDROOM TWO

12'1" x 13'11" into bay [3.69m x 4.25m into bay]
UPVC double glazed walk in bay window to the front, coving to the ceiling, radiator.

BEDROOM THREE

12'0" x 11'11" max x 9'10" min [3.66m x 3.65m max x 3m min]
Radiator, UPVC double glazed window to the side.

SHOWER ROOM/W.C.

11'3" x 4'11" [3.43m x 1.51m]
Low flush w.c., wash basin over pedestal and shower cubicle with electric shower. Airing cupboard, UPVC double glazed frosted window to the side, radiator.

KITCHEN DINER

16'10" x 13'6" max x 11'10" min [5.15m x 4.12m max x 3.62m min]
UPVC double glazed windows to the side and rear, coving to the ceiling, wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, four ring electric hob, integrated Neff oven and grill, Neff electric hob, drawers, integrated fridge, radiator, doors to the inner hallway, pantry and rear lobby.



REAR PORCH

Double doors to the rear, door to the store room.

INNER HALLWAY

Doors to the living room and bathroom/w.c.

BATHROOM/W.C.

7'6" x 5'8" [2.29m x 1.74m]
Low flush w.c., pedestal wash basin, panelled bath with mixer shower. UPVC double glazed frosted window to the side and radiator.



LIVING ROOM

18'0" x 14'9" max x 11'4" min [5.50m x 4.52m max x 3.46m min]
UPVC double glazed windows to the front and side, coving to the ceiling, two radiators, open fire with fully tiled fire surround.



OUTSIDE

Boasting far reaching views to the front of fields and adjoining countryside set within a generous size plot extending towards 4.5 acres. A driveway provides ample off road parking for several vehicles leading up to detached garage with up and over door. Two brick built outhouses. Lawned gardens to the front, side and rear. Enjoying a high degree of privacy.



OUTHOUSE ONE

6'11" x 17'8" [2.13m x 5.39m]
Boiler.

OUTHOUSE TWO

7'0" x 15'9" [2.15m x 4.82m]

PLEASE NOTE

In addition there is further parcel of land adjacent, which extends towards 0.28 acres and can be purchased by way of separate negotiation if needed.

PLEASE NOTE

- The property is fuelled by oil central heating.
- The property uses its own septic tank.

THE VENDOR HAS INFORMED US

- The property suffered from subsidence between 1980-1990 caused by coal mining and the vendor has informed us that a significant amount of work was carried out within this period.
- Yorkshire Water have a wayleave on a main which runs diagonally across the land between Hillcrest and the neighbouring property.
- All the fixtures, fittings and contents are all included in the sale, sold as seen.

VENDORS COMMENTS

- For decades a local farmer has taken a hay crop for his horses from the outer grassed area surrounding the house.
- The grassed areas and hedges near the house covering the vegetable gardens, orchard and lawns ect are cut by contractors as required.
- The 0.28 acres adjoining land fronting the main road currently overgrown by saplings was the site of a wooden bungalow that burned down. This could be reinstated as a dwelling subject to planning and/or a second access from the road down to the main acreage.

COUNCIL TAX BAND

The council tax band for this property is F.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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 Wakefield office and they will be pleased to arrange a suitable appointment.