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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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01924 291 294

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01924 266 555

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01924 260 022

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01924 899 870

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01977 798 844



**1 Bullenshaw Villas, Hemsworth, Pontefract, WF9 4BW**

**For Sale Freehold Offers Over £500,000**

A substantial three bedroomed semi detached house offering scope for a scheme of cosmetic updating, situated in a fantastic rural position surrounded by open farmland.

Ideally suited to those looking for a feeling of rural isolation, the house has an oil fired central heating system and sealed unit double glazed windows. This deceptively spacious semi detached house is set on a large plot extending to 1.1 acres and is approached via a long shared driveway that leads up to this isolated pair of semi detached houses surrounded by farmland. The accommodation is approached via a side entrance porch that leads through into a central reception hall. The main living room has a square bay window to the front and a lovely cast iron multi fuel stove that is open through to the adjoining dining room. The kitchen is fitted with a good range of units with granite worktops and flows through into an adjoining breakfast area that has French doors to a patio that takes full advantage of the views over the gardens. There is a separate utility room in addition to a downstairs w.c. To the first floor, the spacious landing is large enough to accommodate the sought after work from home study area, or indeed could be partitioned to create a fourth bedroom if required. There are already three double bedrooms, each enjoying far reaching views across the neighbouring farmland, in addition to the family shower room/w.c. Outside, the property has a modest front garden, together with parking space alongside a brick built storage shed. The principal gardens lay to the south side of the property with a long meandering path leading through a vast garden with an array of greenhouses, storage sheds and allotment style gardens.

The property is situated at the end of a long rough track that adds to the feeling of rural isolation in this particularly special location. Hemsworth itself offers a good range of local shops, schools and recreational facilities and is ideally placed for ready access to the national motorway network.



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## ACCOMMODATION

### SIDE ENTRANCE PORCH

4'11" x 3'7" [1.5m x 1.1m]

Window to the side and UPVC main entrance door. Inner door to the reception hall.

### CENTRAL RECEPTION HALL

12'5" x 5'6" [3.8m x 1.7m]

Tiled floor, old school style radiator and stairs to the first floor.

### LIVING ROOM

13'5" x 11'1" [4.1m x 3.4m]

Square bay window to the front, stripped and varnished floorboards, central heating radiator and lovely feature fireplace with marbled surround and hearth housing a double sided cast iron multi fuel stove that links through to the dining room at the other side.

### DINING ROOM

11'9" x 11'1" [3.6m x 3.4m]

Two windows to the front and further two windows to the side, wood strip flooring, old school style radiator, delph rack and fireplace

reveal to the multi fuel stove.

### KITCHEN/BREAKFAST ROOM

13'5" x 12'1" plus 9'2" x 6'2" [13'1" x 8'2"] [4.1m x 3.7m plus 2.8m x 1.9m]

A spacious room creating the practical hub of this lovely family home, Rayburn range style cooker, good range of cream fronted bespoke fitted cupboards with dark granite worktops incorporating four ring induction hob, built in Neff oven, space for a side-by-side American style fridge/freezer, matching island unit, space and plumbing for a dishwasher and a Belfast ceramic sink unit. The fitted cupboards flow through into the adjoining breakfast room [4.0m x 2.5m] which has windows to the side and rear, as well as French doors leading out onto a very pleasant patio overlooking the gardens. Old school style radiator. Reduced height cellar storage area underneath the kitchen.

### UTILITY ROOM

8'10" x 7'10" [2.7m x 2.4m]

Two windows to the side, further range of cream fronted cupboards with granite worktop

incorporating stainless steel sink unit and space and plumbing for a washing machine. Wide double fronted storage cupboard and door to the downstairs w.c.

### W.C.

4'3" x 3'7" [1.3m x 1.1m]

Low suite w.c. and wall mounted wash basin with cupboards under.

### FIRST FLOOR LANDING

17'0" x 15'5" [max] [5.2m x 4.7m [max]]

Spacious central landing which would be ideally suited for use as a home office or indeed could be partitioned to create a fourth bedroom. Window overlooking the back garden.

### BEDROOM ONE

15'1" x 11'9" [max] [4.6m x 3.6m [max]]

Three windows to the side and two windows to the rear taking full advantage of the far reaching views over the neighbouring farmland. Central heating radiator and loft access point.

### BEDROOM TWO

13'5" x 11'1" [4.1m x 3.4m]

Window to the front overlooking the farmland, central heating radiator and stripped and varnished floorboards.

### BEDROOM THREE

11'9" x 11'1" [3.6m x 3.4m]

Two windows to the front and further two windows to the side. Central heating radiator.

### SHOWER ROOM/W.C.

9'2" x 6'6" [2.8m x 2.0m]

Window to the rear, part brick set tiling, tiled floor, wide shower enclosure with glazed screen and twin head shower, pedestal wash basin and low suite w.c. Victorian style heated towel rail and inset spotlighting.

### OUTSIDE

To the front the property has a modest garden area, together with a substantial brick built storage shed alongside a parking space. Immediately to the rear of the house there is a raised patio sitting

area with steps that lead down to a pathway that starts to lead down through the extensive gardens. There is a further brick built storage shed, beyond which is a timber and glazed summerhouse leading on to a greenhouse beyond. The pathway continues past an ornamental pond and winds down through a shrubbery garden interspersed with mature trees to a further former greenhouse. The pathway continues past an open glade area that takes full advantage of the views over the neighbouring farmland and onto a further allotment style garden with a wooden shed and pergola. Beyond the allotments there is a former fruit cage and onto a larger greenhouse and a further allotment style garden beyond. In total, the plot extends to around 1.1 acres.

### COUNCIL TAX BAND

The council tax band for this property is B.

### 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 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.