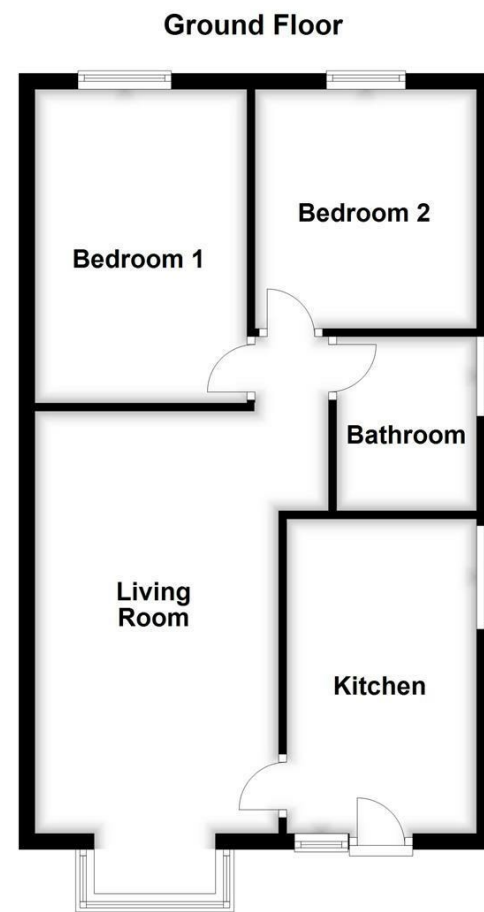




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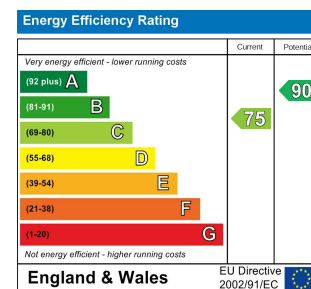
## 28 Hall Court, Brotherton, Knottingley, WF11 9HF

**For Sale Freehold Offers Over £180,000**

A well maintained and beautifully kept two bedroomed semi detached bungalow with ample off street parking leading up to a detached double garage set in this highly desirable cul-de-sac with a lovely wooded backdrop to the rear.

With a gas fired central heating system, all LED interior lighting and sealed unit double glazed windows, this attractively presented bungalow is approached from the front into a kitchen that is fitted to a good standard with integrated appliances. The living room is of fine proportions with a square bay window to the front and an inner hallway to the rear that leads to two double bedrooms overlooking the back garden, as well as the well appointed bathroom. Outside, the property has all round dusk til dawn exterior LED lighting with a modest garden to the front, and a gated driveway that provides ample off street parking leading up to a detached double garage. To the rear of the bungalow there is a lovely enclosed garden with a gateway that leads out to a wooded area to the rear.

The property is situated in this highly sought after village within easy reach of the amenities in the neighbouring towns of Pontefract, Castleford and Ferrybridge. Brotherton itself is surrounded by some fine walking countryside and has ready access to the national motorway network.



### 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.

### 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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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



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## ACCOMMODATION

### KITCHEN

13'1" x 7'10" [4.0m x 2.4m]

Panelled UPVC front entrance door with side screen and an additional window to the side. Fitted with an attractive range of light wood grain effect wall and base units with contrasting dark laminate work tops incorporating stainless steel sink unit. Four ring stainless steel gas hob with matching splash back and filter hood over, built in oven, space and plumbing for a washing machine, integrated dishwasher and integrated under counter fridge and freezer. Matching cupboard housing the Ideal instant gas fired central heating boiler.

### LIVING ROOM

17'4" x 10'2" [min] [5.3m x 3.1m [min]]

Square bay window to the front, double central heating radiator and feature media wall with provision for a wall mounted television.



### INNER HALLWAY

Access to both bedrooms and the bathroom. Loft access hatch.

### BEDROOM ONE

13'1" x 8'10" [4.0m x 2.7m]

Window overlooking the back garden and wooded area beyond. Double central heating radiator.



### BEDROOM TWO

9'10" x 9'2" [3.0m x 2.8m]

A well proportioned second double bedroom with central heating radiator and window to the rear.



### BATHROOM/W.C.

7'2" x 5'6" [2.2m x 1.7m]

Fully tiled walls and floor and fitted with a quality white and chrome three piece suite comprising panelled bath with electric shower over and folding glazed screen, vanity wash basin with cupboards under and low suite w.c. Chrome ladder style heated towel rail and extractor fan.



## OUTSIDE

With all round dusk til dawn LED lighting, the property is approached from the front through a gated driveway with steps up to the front door. A gravelled driveway provides ample off street parking space and leads up to a double garage. To the rear of the property there is a lovely enclosed garden beyond which is an area of privately owned woodland, over which the residents have been granted access for recreational purposes. This adds a lovely backdrop to this charming and well kept bungalow.



### DOUBLE GARAGE

18'0" x 18'0" [5.5m x 5.5m]

Twin up and over doors to the front with electric, light and power installed.

### COUNCIL TAX BAND

The council tax band for this property is B.

### 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 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.