



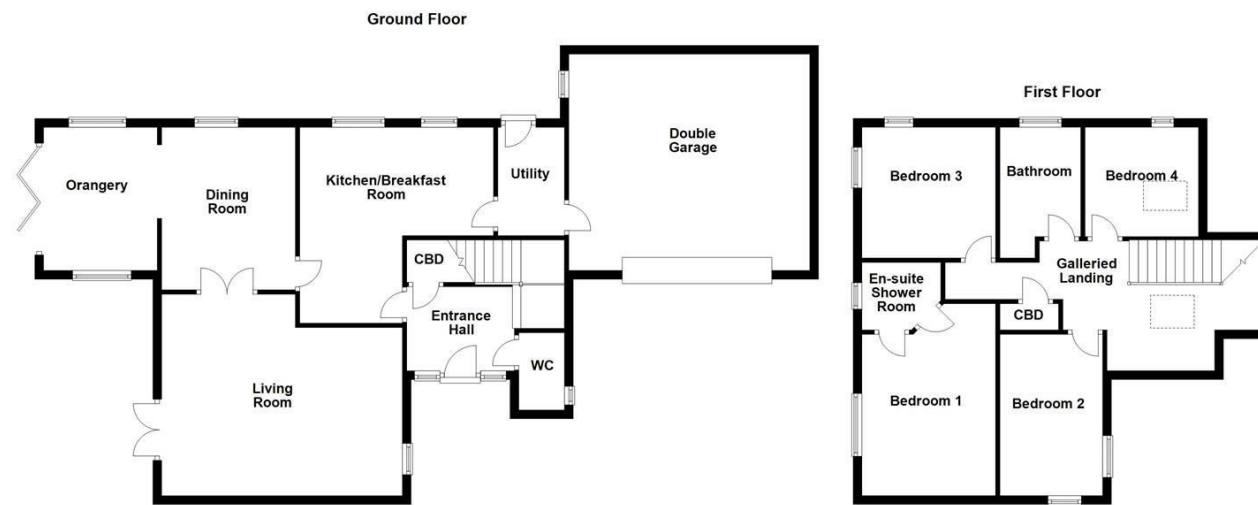
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14 High Farm Meadow, Badsworth, Pontefract, WF9 1PB

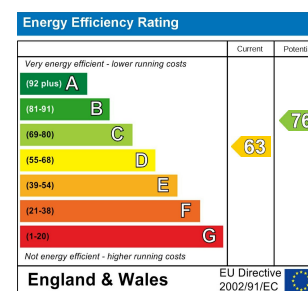
For Sale Freehold £550,000

Nestled in a cul-de-sac location in the sought after village of Badsworth is this superbly appointed four bedroom detached family home built in 1996 from re-claimed Yorkshire stone and benefitting from well proportioned accommodation including spacious reception rooms, orangerie, attractive south facing lawned garden and fully insulated.

The property briefly comprises of the entrance hall with understairs storage, downstairs w.c., kitchen/breakfast room with utility, double garage, living room, dining room and orangerie. The first floor landing leads to four bedrooms (with the principal bedroom boasting en suite shower room) and the main house bathroom/w.c. Outside to the front is a block paved driveway providing off road parking for at least four vehicles leading to the link-detached double garage. The principal south facing gardens lie to side and are mainly laid to lawn with planted beds incorporating stone paved patio area, perfect for outdoor dining and entertaining and fully enclosed by timber fencing and hedging.

Badsworth is an ideal location for those who enjoy walking, as the rural setting provides many stunning views. Good schools are located nearby, perfect for the growing family, with bus routes nearby and motorway links only a short drive away, for those wishing to commute further afield.

This superbly appointed four bedroom detached family home certainly not one to be missed and an early viewing is highly advised to avoid disappointment.



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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.

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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

Stairs to the first floor landing, column central heating radiator, frosted single pane timber framed windows surrounding the front door and doors to the downstairs w.c., living room, kitchen/breakfast room and understairs storage cupboard.

W.C.

29' x 510" [0.86m x 1.79m]

UPVC double glazed frosted window to the front, extractor fan, spotlights to the ceiling, column central heating radiator, concealed low flush w.c., wall mounted wash basin with mixer tap and tiled splash back.

LIVING ROOM

183' x 145' [max] x 127' [min] [5.58m x 4.41m [max] x 3.86m [min]]

Set of double doors leading to the dining room, UPVC double glazed window to the front, set of UPVC double glazed doors to the patio area, coving to the ceiling, two central heating radiators and fireplace with limestone hearth and mantle with exposed brick surround.



KITCHEN/BREAKFAST ROOM

Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back, integrated Neff double oven and integrated four ring electric hob with stainless steel extractor hood above and integrated Bosch dishwasher. Doors to the utility room and dining room. Two UPVC double glazed windows to the rear, spotlights to the ceiling, coving to the ceiling and central heating radiator.

UTILITY ROOM

85' x 51' [2.57m x 1.56m]

Composite door with stained glass to the rear and door to the garage. Range of modern wall and base units with laminate work surface over and inset stainless steel sink with mixer tap and tiled splash back.

DOUBLE GARAGE

163' x 181' [4.96m x 5.53m]

Electric roller door. Timber framed frosted single pane window to the rear, further utility area with modern wall and base units with laminate work surface, 1 1/2 sink and drainer with mixer tap and space and plumbing for a washing machine and tumble dryer. Power and light. Electric charging point for electric vehicles and the Worcester combi boiler is housed in here.

DINING ROOM

1210' x 101' [3.92m x 3.08m]

Set of double doors to the living room, an opening into the orangery, UPVC double glazed window to the rear, column central heating radiator and coving to the ceiling.

ORANGERY

108' x 86' [3.26m x 2.61m]

Lantern roof, spotlights, two UPVC double glazed windows, a set of bi-folding doors and column central heating radiator.



FIRST FLOOR LANDING

Galleried landing with velux skylight, column central heating radiator, loft access to the boarded loft and doors to four bedrooms, the house bathroom and the storage cupboard.



BEDROOM ONE

145' x 910' [max] x 27' [min] [4.4m x 3.0m [max] x 0.79m [min]]

UPVC double glazed window overlooking the garden, coving to the ceiling, partial spotlighting to the ceiling, column central heating radiator, fitted wardrobes with sliding doors and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

511' x 51' [max] x 211' [min] [1.81m x 1.55m [max] x 0.91m [min]]

UPVC double glazed frosted window overlooking the garden, spotlights to the ceiling, coving to the ceiling, extractor fan, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with shower head attachment and glass shower screen. Chrome ladder style radiator and partially tiled.

BEDROOM TWO

126' x 81' [3.83m x 2.47m]

Two UPVC double glazed windows to the front, central heating radiator, coving to the ceiling, fitted wardrobes and desk.

BEDROOM THREE

910' x 95' [3.0m x 2.89m]

Two UPVC double glazed windows to the rear, central heating radiator, coving to the ceiling and fitted wardrobes.



BEDROOM FOUR

84' x 88' [2.55m x 2.66m]

Currently used for an office. Fitted unit, storage and bookshelves. UPVC double glazed window to the rear, central heating radiator and velux skylight.

BATHROOM/W.C.

61' x 96' [max] x 83' [min] [1.87m x 2.92m [max] x 2.54m [min]]

UPVC double glazed frosted window to the rear, spotlights to the ceiling, chrome ladder style radiator, underfloor heating, low flush w.c., ceramic wash basin built into storage unit with mixer tap and stand alone bath with mixer tap. Separate shower cubicle with overhead shower.



OUTSIDE

To the front there is a block paved driveway providing off road parking at least four vehicles leading to the front door and link-detached double garage with electric door which is operated by a remote control. The south facing attractive garden is predominantly laid to lawn with planted features and planted beds incorporating a stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by hedging and timber fencing.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"We love living in Badsworth, it is an attractive, quiet village that is accessible to the road network. One of the things we enjoy about living here also is the access to great walks across the fields and the strong community spirit in the village."

COUNCIL TAX BAND

The council tax band for this property is F.

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.