



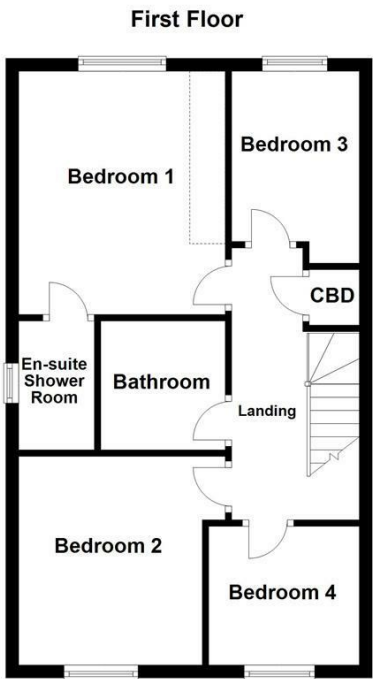
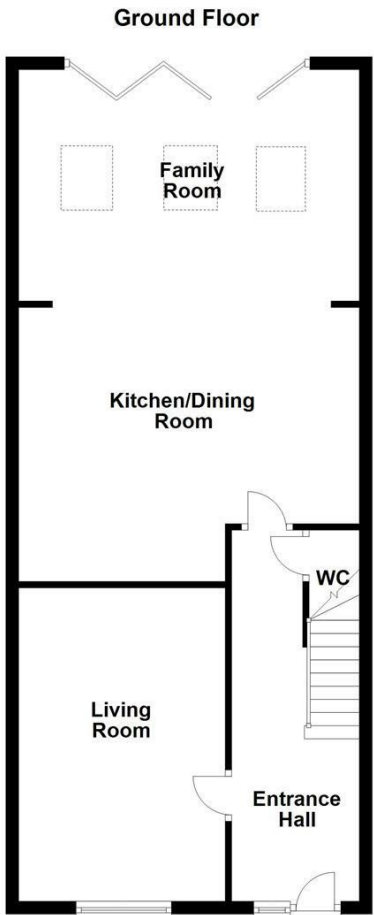
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

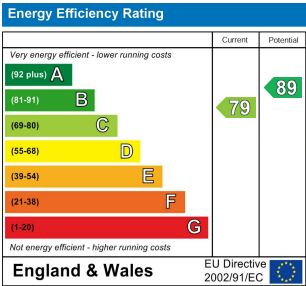


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



9 Colliery Street, New Sharlston, WF4 1BT

For Sale Freehold £345,000

With a large stylish extension to the rear, a four bedroomed detached family home finished to a lovely standard and set in this well regarded residential area.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming reception hall that has a guest cloakroom off to the side. The main living room is of good proportions with a window out to the front. Whilst to the rear there is a good sized kitchen, fitted with a good range of units, as well as an island unit. An archway then leads through into an enviable family room with velux roof lights and bi-folding doors out to the back garden. To the first floor the principal bedroom has an en suite shower room, whilst the three further bedrooms are served by the family bathroom. Outside, the property has a lawned garden to the front with driveway parking leading up to a single garage. To the rear of the house there is a larger garden with an artificial lawn, patio sitting area and useful wooden shed.

The property is situated in this popular residential neighbourhood in the village of New Sharlston within reach of a good range of local facilities. A broader range of amenities are available in the nearby centres of Normanton and Pontefract. The national motorway network is readily accessible.



ACCOMMODATION

RECEPTION HALL

22'3" x 6'6" [6.8m x 2.0m]

Composite front entrance door and frosted glass side screen. Central heating radiator and stairs to the first floor.

GUEST CLOAKROOM

5'6" x 2'7" [1.7m x 0.8m]

Two piece white and chrome cloakroom suite comprising pedestal wash basin and low suite w.c. Part tiled walls and floor. Central heating radiator and extractor fan.

LIVING ROOM

16'0"x 10'5" [4.9mx 3.2m]

Window to the front and two central heating radiators.



KITCHEN

18'0" x 11'1" [5.5m x 3.4m]

Fitted with a good range of cream fronted wall and base units with

lamine work tops and matching splash backs. Inset AEG induction hob with stainless steel splash back and filter hood over. Island unit incorporating stainless steel sink unit, integrated washer and dishwasher. Central heating radiator and additional contemporary style vertical central heating radiator. Archway through to the adjoining family room.

FAMILY ROOM

17'8" x 11'9" [5.4m x 3.6m]

Range of four bi-folding doors out to the rear, two vertical contemporary style central heating radiators, provision for a wall mounted television and three velux style roof lights for additional natural light.



FIRST FLOOR LANDING

Loft access point and central heating radiator. Built in airing cupboard housing the pressurised hot water cylinder.

BEDROOM ONE

12'5" x 10'5" [max] [3.8m x 3.2m [max]]

Window overlooking the back garden, central heating radiator and a range of full height fitted wardrobes.



EN SUITE

6'6" x 3'11" [2.0m x 1.2m]

Frosted window to the side, tiled walls and floor and fitted with a three piece white and chrome suite comprising wide shower cubicle, pedestal wash basin and low suite w.c. Central heating radiator and extractor fan.

BEDROOM TWO

10'9" x 9'6" [3.3m x 2.9m]

Window to the front and central heating radiator.



BEDROOM THREE

9'10" x 6'10" [max] [3.0m x 2.1m [max]]

Window overlooking the back garden and central heating radiator.



BEDROOM FOUR

7'10" x 7'6" [2.4m x 2.3m]

Window to the front and central heating radiator.

FAMILY BATHROOM/W.C.

6'6" x 6'2" [2.0m x 1.9m]

Tiled walls and floor and fitted with a three piece suite comprising panelled bath with shower over and glazed screen, pedestal wash basin and low suite w.c. Central heating radiator and extractor fan.



OUTSIDE

To the front the property has a lawned garden with a boundary hedge and driveway parking with EV charging point and single garage with up and over door. To the rear of the house there is a larger garden with an artificial lawn, raised beds and patio sitting area. Useful wooden storage shed.



COUNCIL TAX BAND

The council tax band for this property is D.

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 Normanton 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.