



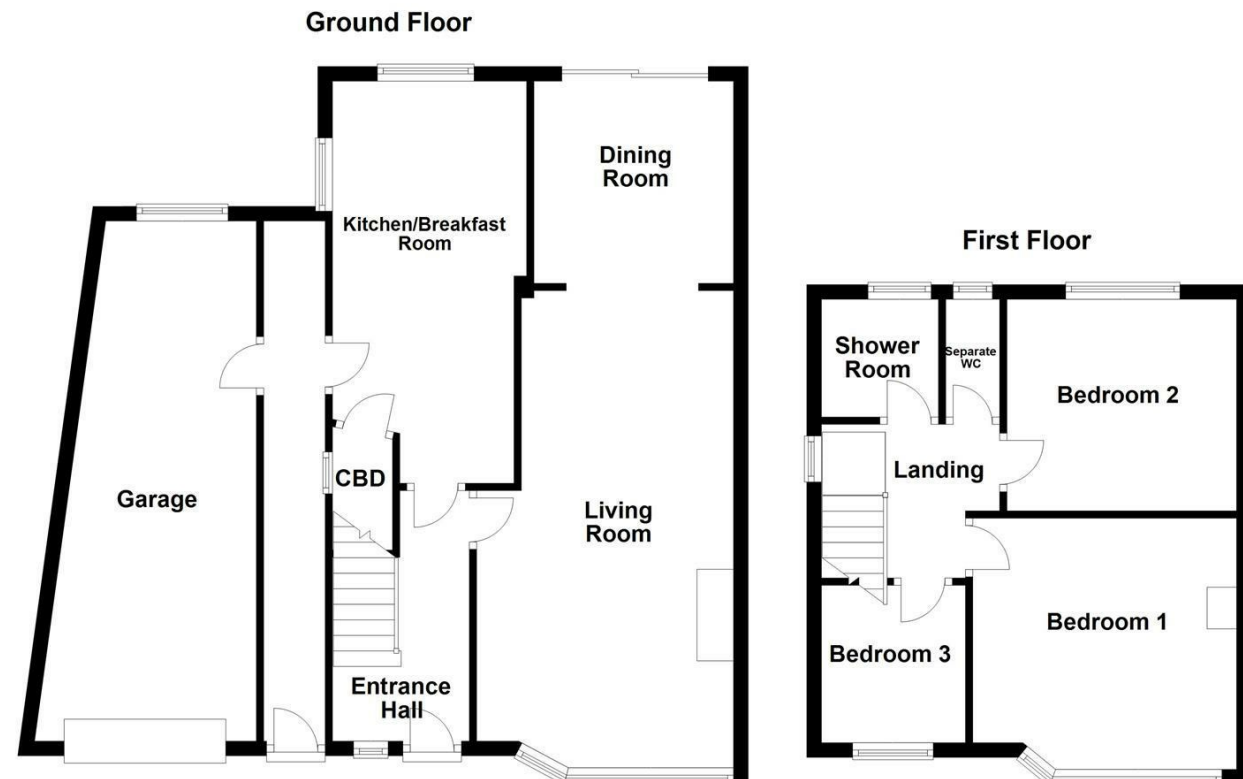
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## 4 West Lane, Sharlston Common, WF4 1AD

For Sale Freehold £249,995

Situated in Sharlston Common is this extended three bedroom semi detached property benefitting from well proportioned accommodation throughout, modern fitted kitchen, ample off road parking and an attractive rear garden.

The property briefly comprises of the entrance hall, kitchen/breakfast room, living room, dining room, side porch and garage. To the first floor landing there is access to three bedrooms, the house shower room and separate w.c. Outside to the front the property is accessed via double cast iron gates to a lawned garden and concrete driveway leading to the single garage. To the rear the garden is laid to lawn with block paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing with a block paved pathway to the greenhouse.

The property is well placed to local amenities including shops and schools with local bus routes nearby.

A fantastic home, ideal for the growing family and deserves an early viewing to appreciate the accommodation on offer and to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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.

### 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



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## ACCOMMODATION

### ENTRANCE HALL

Dado rail, central heating radiator, stairs to the first floor landing and doors to the living room and kitchen/breakfast room. Timber framed stained glass circular window to the front and tiling to one wall.

### LIVING ROOM

21'8" x 11'6" (max) x 7'5" (min) [6.61m x 3.52m (max) x 2.27m (min)]  
UPVC double glazed window to the front, two central heating radiators, coving to the ceiling and ceiling roses. Electric fireplace with laminate hearth, tiled surround and wooden mantle. Exposed brick archway leading to the dining room.



### DINING ROOM

8'11" x 9'0" [2.72m x 2.76m]  
Set of UPVC double glazed sliding doors to the rear garden, central heating radiator and exposed brick wall with panelling to two walls.



### KITCHEN/BREAKFAST ROOM

18'8" x 8'4" (max) x 5'5" (min) [5.7m x 2.56m (max) x 1.66m (min)]  
Range of modern wall and base units with marble work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Integrated double oven, integrated four ring induction hob with stainless steel extractor hood above. Space and plumbing for a washing machine and dishwasher. Space for a fridge/freezer, breakfast bar with marble work surface over. Spotlights to the ceiling, access to an understairs storage cupboard (with timber framed single window to the side porch), UPVC double glazed windows to the front and side and UPVC double glazed frosted door to the side porch.



### SIDE PORCH

2'9" x 2'3" [0.86m x 0.72m]  
Door to the garage, UPVC double glazed doors to the front and rear.

### GARAGE

23'7" x 10'2" (max) x 7'0" (min) [7.2m x 3.11m (max) x 2.14m (min)]  
Up and over door, power and light and UPVC double glazed frosted window to the rear.

### FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side, dado rail and overstairs storage cupboard. Doors to three bedrooms, the house shower room and separate w.c.

### BEDROOM ONE

13'5" x 10'9" (max) x 7'9" (min) [4.1m x 3.28m (max) x 2.38m (min)]  
Fitted wardrobes with partially mirrored doors, UPVC double glazed windows to the front, central heating radiator and coving to the ceiling.



### BEDROOM TWO

10'2" x 9'5" [3.11m x 2.89m]  
UPVC double glazed window to the rear and central heating radiator.



### BEDROOM THREE

7'4" x 7'1" [2.25m x 2.16m]  
UPVC double glazed window to the front and central heating radiator.

### SHOWER ROOM

5'3" x 5'3" [1.61m x 1.61m]  
UPVC double glazed frosted window to the rear, chrome ladder style radiator, spotlights to the ceiling, pedestal wash basin with mixer tap and shower cubicle with shower head attachment.



### W.C.

2'3" x 5'3" [0.7m x 1.62m]  
Spotlights to the ceiling, UPVC double glazed frosted window to the rear, low flush w.c. and fully tiled.

### OUTSIDE

To the front of the property the garden is laid to lawn with planted bed border and mature conifer trees. An iron double gate provides access to the concrete driveway leading to the single attached garage. To the rear the garden is laid to lawn with block paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing with a block paved pathway to the greenhouse.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.