Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Hillside Cottage, Little Smeaton, Pontefract, WF8 3LG

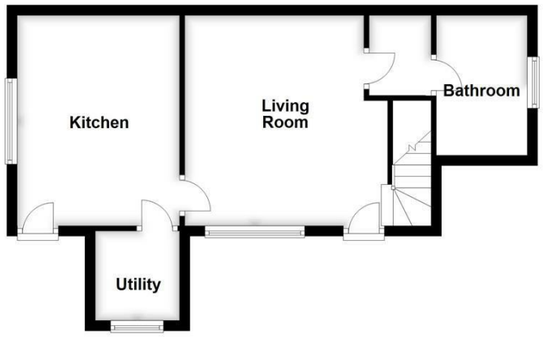
For Sale Freehold Offers Over £200,000

A lovely country cottage and ripe for a programme of refurbishment works or indeed offering potential for redevelopment. This lovely cottage is set in a stunning spot with gardens that slope down to the river in a tucked away position in the heart of the highly sought after Little Smeaton.

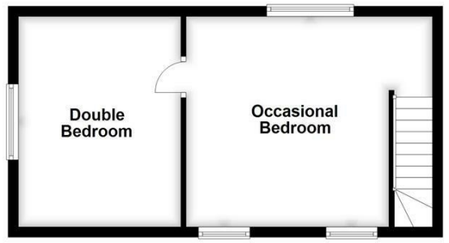
This lovely old cottage is now ready for a programme of refurbishment works or indeed offers significant potential for redevelopment subject to gaining all the necessary statutory consents. The property benefits from an oil fired central heating system and is approached from the front into a welcoming living room that has a feature fireplace and stone stairs to the first floor. The kitchen has a small range of modern units, as well as a fireplace and an adjoining utility room that overlooks the gardens. To the first floor there is a large occasional bedroom with windows to both the front and rear that leads through into a further double bedroom with window to the side.

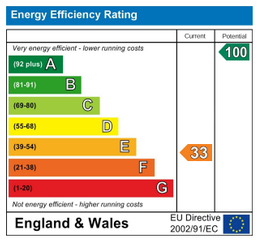
The property is set on a sizable plot which gently slopes down to the river in this tucked away position, in the heart of the village. Little Smeaton is a highly desirable residential village set amidst rolling countryside and farmland, yet within easy reach of Pontefract and the surrounding business centre, as well as the national motorway network. You can find the property on what3words using ///weeds.sedated.acid

Ground Floor



First Floor





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.

ACCOMMODATION

LIVING ROOM
13'9" x 12'9" (4.2m x 3.9m)
Window and stable style door to the front, double central heating radiator, beamed ceiling and feature fireplace that should be suitable for a stove to be installed.

KITCHEN
13'5" x 10'2" (4.1m x 3.1m)
Window to the side, external door to the front and central heating radiator. Feature fireplace that should be suitable for a stove to be installed on a tiled base. Range of modern kitchen units with laminate work tops.

UTILITY ROOM
5'6" x 5'6" (1.7m x 1.7m)
Window to the front and further range of fitted modern wall and base units with laminate work tops incorporating stainless steel sink unit and space and plumbing for a washing machine. Window overlooking the gardens.

BATHROOM/W.C.
8'10" x 5'10" (2.7m x 1.8m)
Frosted window to the side, part tiled walls and fitted with a three piece white and chrome suite comprising panelled bath with electric shower over and glazed screen, pedestal wash basin and low suite w.c. Central heating radiator.

FIRST FLOOR

OCCASIONAL BEDROOM
15'8" x 14'1" (max) into eaves (4.8m x 4.3m (max) into eaves)
Two windows to the front and a further window to the rear. Double central heating radiator and built in cupboard.

DOUBLE BEDROOM
13'9" x 10'5" (max) into eaves (4.2m x 3.2m (max) into eaves)
Window to the side and double central heating radiator. Loft access hatch.

OUTSIDE
The property is approached via a concrete stepped pathway alongside a green drive that has been used for off street parking in the past. The principal gardens lie to the front of the house and slope down to the river and have a range of well established shrubs and trees. The plot extends round both sides of the house to the rear where there is an oil storage tank for the oil fired central heating boiler.

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 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.