Richard Kendall Estate Agent

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Church View Main Street, Badsworth, Pontefract, WF9 1AF

For Sale Freehold Offers Over £275,000

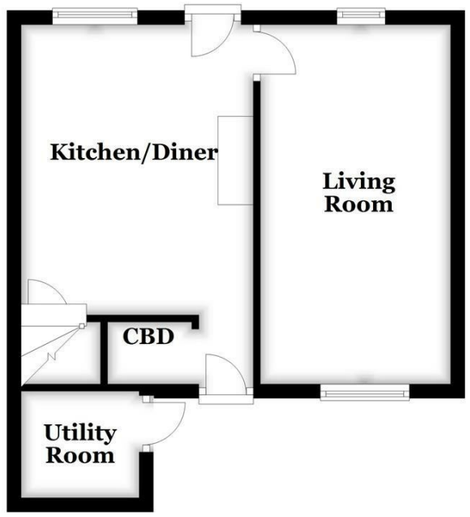
A fantastic opportunity to purchase this two bedroom semi detached cottage renovated to a high standard throughout and enjoying a prime location within the sought after village of Badsworth.

The property briefly comprises of the spacious kitchen/diner and living room. The first floor landing leads to two double bedrooms with high ceiling and the three piece suite house bathroom/w.c. Outside to the front of the property is a tarmacadam driveway providing off road parking with access to an outside utility room. To the rear is a low maintenance artificial lawned garden with central Yorkshire stone paved pathway, fully enclosed by timber panelled surround fences and solid stone walls.

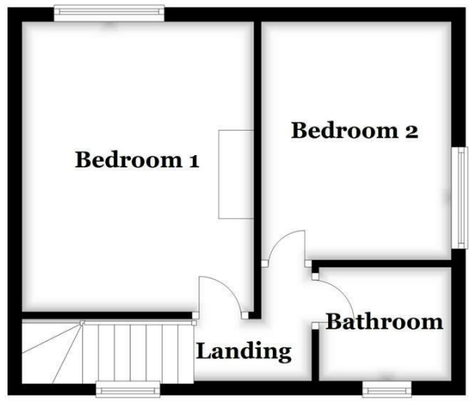
The property is located close to local amenities and schools within the surround area of Badsworth with main bus routes running to and from Pontefract and Wakefield. The A1 is only a short distance away, perfect for the commuter looking to travel further afield.

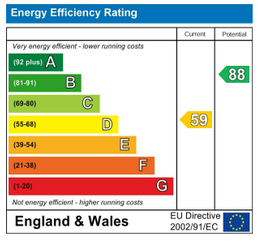
Only a full internal inspection will reveal all that's on offer at this stunning cottage and an early viewing comes highly recommended.

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

KITCHEN/DINER
Range of wall and base units with solid wooden work surface over and tiled splash back above, Belfast ceramic sink with swan neck chrome mixer tap, integrated fridge and freezer. Integrated slimline dishwasher, Belling Range cooker with seven gas rings and twin oven. Downlights built into the wall cupboards, central heating radiator with radiator cover, solid wooden door with staircase providing access to the first floor and solid wooden door to the living room. Timber double glazed sash windows overlooking the rear aspect and an opening providing access to the understairs storage cupboard. Solid wooden rear door to the garden.

LIVING ROOM
8'9" x 15'11" (2.69m x 4.87m)
Timber double glazed sash windows to the front and rear and two central heating radiators.

FIRST FLOOR LANDING
Timber double glazed sash window overlooking the front elevation, central heating radiator and solid wooden doors providing access to two bedrooms and house bathroom.

BEDROOM ONE
13'0" x 10'8" (3.98m x 3.26m)
Tall ceiling, two timber double glazed sash windows overlooking the rear elevation, central heating radiator and built in dressing table.

BEDROOM TWO
10'6" x 9'2" (3.21m x 2.81m)
Tall ceiling, loft access, two timber double glazed windows to the side elevation and central heating radiator.

BATHROOM/W.C.
6'4" x 5'3" (1.95m x 1.62m)
Three piece suite comprising concealed cistern low flush w.c., wall hung wash basin with chrome waterfall mixer tap and panelled bath with glass shower screen, chrome waterfall mixer tap and separate mixer shower over. White ladder style radiator, fully tiled walls and floor. Wall mounted extractor fan and timber double glazed frosted window overlooking the front elevation.

OUTSIDE
To the front is a tarmacadam driveway providing off road parking with low maintenance pebbled edge and solid stone wall surrounding. A timber door provides access into a utility room with outside water point connection and light. Within the rear garden there is a water point connection, double outside power socket and outside light. There is a low maintenance artificial lawn with Yorkshire stone paved pathway leading to a timber gate accessing the street behind. The rear garden is enclosed by timber panelled surround fences and solid stone walls.

UTILITY
5'0" x 4'11" (1.53m x 1.50m)
The combi condensing boiler is housed here with plumbing and drainage for washing machine and space for a dryer.

COUNCIL TAX BAND
The council tax band for this property is TBC.

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.