



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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



Forge Cottage, The Green, Sharlston Common, WF4 1EL

For Sale Freehold £170,000

This charming and characterful two bedroom cottage style property features a substantial conservatory extension to the rear, along with a dedicated parking space and a single garage located in a nearby block.

Occupying a delightful rural position, the home is approached via a welcoming entrance hallway, which includes a guest cloakroom. The principal living space offers a comfortable sitting area to one side and an adjoining dining area to the other, further enhanced by a breakfast bar that opens through to the well equipped kitchen. The kitchen is fitted with a good range of units and integrated cooking appliances. To the rear of the living room is a generous timber framed conservatory, now requiring some remedial attention. To the first floor, there are two well proportioned bedrooms, each benefiting from fitted or built in wardrobes, together with a bathroom appointed with a modern white three piece suite. Externally, the property offers an allocated parking space immediately to the front and a modest paved garden to the rear, with a pathway leading to the adjacent garage block, where there is a single garage fitted with an up and over door, electric light, and power.

The property is situated within a sought after rural enclave to the east of Wakefield city centre. Local shopping and amenities are available in the neighbouring village of New Sharlston, with a broader range of facilities found in the nearby town centre of Normanton. The area also provides convenient access to the business centres of Wakefield and Pontefract, together with local railway stations and the national motorway network.

The contents and furniture will also be included in the sale of the property. A viewing is highly recommended.



ACCOMMODATION

RECEPTION HALL

Composite front entrance door with window to the side, tiled floor, central heating radiator. Opening to the kitchen, stairs to the first floor landing and doors to the downstairs W.C. and the dining/living room.

DOWNSTAIRS W.C.

Central heating radiator, extractor fan, tiled floor. A two piece suite comprising of a low flush W.C. and a wall mounted wash basin.

KITCHEN

8'6" x 7'6" [2.6m x 2.3m]
UPVC double glazed window to the front. A range of wall and base units with laminate worktops and tiled splashback, stainless steel sink, four ring gas hob with stainless steel filter hood over and oven under, space and plumbing for washing machine, space for an undercounter fridge.

LIVING/DINING ROOM

18'0" x 10'5" [max] [5.5m x 3.2m [max]]
UPVC double glazed window to the conservatory,

door into the conservatory, fireplace, two central heating radiators, breakfast bar with opening into the kitchen.



CONSERVATORY

14'1" x 10'2" [4.3m x 3.1m]
Windows surrounding with a door to the rear, central heating radiator.



FIRST FLOOR LANDING

Loft access, ceiling beams, central heating radiator. Doors to two bedrooms and the house bathroom.

BEDROOM ONE

14'9" x 8'2" [max] [4.5m x 2.5m [max]]
Timber framed double glazed window to the front, central heating radiator, ceiling beams, fitted wardrobes, over stairs storage cupboard.



BEDROOM TWO

9'6" x 9'6" [2.9m x 2.9m]
Timber framed double glazed window to the rear, central heating radiator, ceiling beams, fitted wardrobes.



BATHROOM

6'6" x 5'6" [2.0m x 1.7m]
Frosted window to the rear, central heating radiator, ceiling beams, part tiled walls and floor. Fitted with a three piece suite comprising of a panelled bath with shower over and folding glazed screen, pedestal wash basin and low suite W.C..



OUTSIDE

To the front of the property there is a parking space immediately in front of the house. To the rear of the property there is a modest paved garden with a gate to a pathway leading to the garage.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.