Richard Kendall Estate Agent

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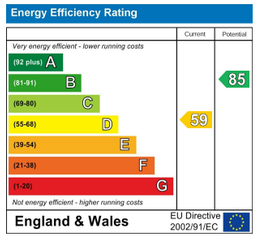
High Croft Grove Lane, Badsworth, Pontefract, WF9 1AN

For Sale Freehold £575,000

Situated in the sought after village of Badsworth is this three bedroom detached bungalow sitting on a large plot and boasting ample off road parking, well proportioned accommodation throughout including three double bedrooms and stunning rural views to the front.

The accommodation briefly comprises of the entrance hall, lounge dining room, kitchen, three bedrooms, bathroom/w.c. and a further w.c. The kitchen leads through to the utility. From the utility and the lounge dining room you can access to the conservatory, which leads to the rear garden. To the front, the garden is mainly laid to lawn with planted and pebbled features, a concrete driveway providing off road parking for several vehicles and leading to the single detached garage. Stunning rural views to the front. To the rear there is a larger than average garden, which is mainly laid to lawn with planted features and incorporates paved patio area ideal for outdoor dining and entertaining, a canopy, a greenhouse and is fully enclosed by timber fencing and hedging.

Badsworth is a beautiful village just outside Pontefract and would make an ideal home for a range of buyers such as growing families as it is aptly placed for local schools and is only a short travel to Pontefract for local amenities. For the commuter the A1 motorway link is only a short distance from the property and is aptly placed between towns such as Pontefract and Barnsley. For those who enjoy walking there are plenty rural walks nearby to the property and only a full internal inspection will truly show what is to offer at the quality home and so an early viewing comes highly advised.



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

ENTRANCE HALL
Frosted UPVC double glazed front door leading into the entrance hall. Coving to the ceiling, central heating radiator, access to two storage cupboards, door leading to the lounge dining room, kitchen, bathroom, bedrooms and separate w.c.

LOUNGE DINING ROOM
23'3" x 21'10" max x 6'1" min (7.11m x 6.67m max x 1.87m min)
Metal frame sliding double glazed door into the conservatory, two UPVC double glazed windows to the front, three central heating radiators, serving hatch into the kitchen, coving to the ceiling, open fireplace with slate hearth, exposed stone surround with wooden mantle and an exposed chimney breast.

CONSERVATORY
15'10" x 19'5" (4.84m x 5.92m)
Two anthracite column central heating radiators, metal frame double glazed door leading into the utility, two sets of UPVC double glazed bi-folding doors, UPVC double glazed sliding doors, UPVC double glazed roof.

UTILITY
5'7" x 11'1" max x 9'6" (1.72m x 3.39m max x 2.92m)
Worcester boiler, access to the loft for storage, opening into the kitchen, wall and base units, laminate work surface over, stainless steel sink and drainer, space and plumbing for a washing machine, tumble dryer and fridge freezer, tiled splashback.

KITCHEN
10'10" x 11'0" max x 4'6" min (3.31m x 3.36m max x 1.38m min)
UPVC double glazed window to the rear, door into the entrance hall, serving hatch into the lounge dining room, central heating radiator. A range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, tiled splashback, four ring electric hob, integrated double oven, space and plumbing for a fridge freezer.

BATHROOM/W.C.
8'8" x 6'6" max x 3'11" min (2.66m x 2m max x 1.2m min)
Frosted double glazed window to the rear, central heating radiator, spotlighting to the ceiling, low flush w.c., pedestal wash basin with mixer tap and a P-shaped bath with mixer tap and overhead mains fed shower attachment with glass shower screen. Fully tiled.

BEDROOM ONE
15'0" x 11'10" max x 9'10" min (4.58m x 3.63m max x 3.01m min)
Good size wardrobes, one with a single wardrobe and one with a double wardrobe. Coving to the ceiling, central heating radiator, UPVC double glazed window to the front.

BEDROOM TWO
9'11" x 11'11" (3.04m x 3.65m)
UPVC double glazed window to the rear, coving to the ceiling and double wardrobe.

BEDROOM THREE
10'7" x 9'11" (3.23m x 3.04m)
UPVC double glazed window to the side, coving to the ceiling, central heating radiator and double wardrobe.

W.C.
8'2" x 3'6" max (2.51m x 1.08m max)
Frosted UPVC double glazed window to the side, central heating radiator, low flush w.c. and a pedestal wash basin. Part tiled and coving to the ceiling.

OUTSIDE
An expansive garden, mainly laid to lawn, with planted features and pebbled areas. A concrete driveway provides off road parking for several vehicles leading to the single detached garage with up and over door. To the front there is expansive views of farmer fields. To the rear, the garden is larger than average and incorporates lawned areas, raised planted beds, paved patio areas ideal for outdoor dining and entertaining. A canopy, a greenhouse and in the centre of the garden there is a water fountain feature. The garden itself is enclosed by hedging and timber fencing.

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

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

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.