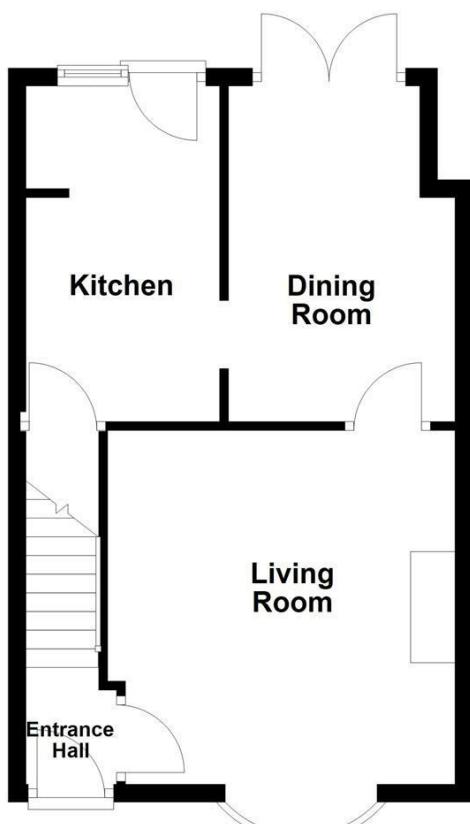
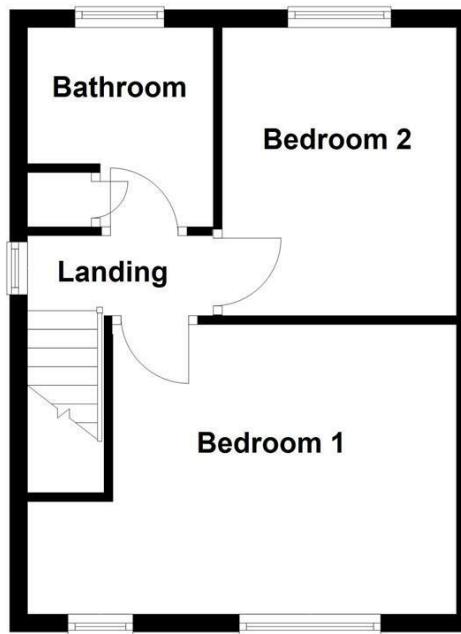


## Ground Floor



## First Floor



### IMPORTANT NOTE TO PURCHASERS

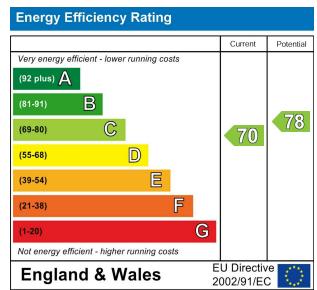
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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.



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01977 798 844



## 21 Fernside, Sharlston Common, WF4 1ED

For Sale Freehold £185,000

Nestled into this cul-de-sac location, just off The Green in Sharlston is this two bedroom semi detached property. Benefiting from two good sized double bedrooms, a modern fitted kitchen and gardens to the rear, this property is certainly not one to be missed.

The property briefly comprises of the entrance which leads to the first floor landing via the stairs and the living room. The living room leads to the dining room with bi folding doors and an opening to the kitchen. The kitchen has access to an understairs storage cupboard and the rear garden to complete the ground floor accommodation. Upstairs, to the first floor landing, there is access to the loft, a storage cupboard, two double bedrooms and the house bathroom. To the front of the property the garden is laid to lawn with planted beds bordering and incorporating mature shrubs. Running down the side of the property there is access to a concrete drive and footpath leading to a single detached garage. To the rear of the property the garden is mainly laid to lawn with some planted borders, the garden itself is fully enclosed by timber fencing and provides access to the adjoining neighbours for the bins.

Sharlston is an ideal location for a range of buyers as for the first time buyer, small family or professional couple, it is ideally located for shops and schools which can be found within walking distance. Slightly further afield in neighbouring towns and cities such as Featherstone, Normanton and Wakefield we can find a larger range of facilities. Sharlston is on local bus routes to and from the neighbouring towns and cities and is close by to Streethouse train station for those who are looking for more major city links. The M62 motorway is just a short distance from the property for those who look to commute further afield.

Only a full internal inspection will truly show what is to offer and so an early viewing is highly advised to avoid disappointment.

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## ACCOMMODATION

### ENTRANCE HALL

Frosted UPVC double glazed front door into the entrance hall. Stairs to the first floor landing, door to the living room.

### LIVING ROOM

13'1" x 12'11" [max] x 11'3" [min] [4.0m x 3.95m [max] x 3.45m [min]]

UPVC double glazed bow window to the front, central heating radiator, ceiling rose, log burner with stone hearth, exposed brick surround and wooden mantle. Door into the dining room.



### DINING ROOM

13'4" x 8'3" [max] x 7'1" [min] [4.07m x 2.53m [max] x 2.16m [min]]

Opening to the kitchen. UPVC double glazed French doors to the rear, central heating radiator, coving to the ceiling.



### KITCHEN

13'3" x 7'4" [max] x 7'5" [min] [4.05m x 2.26m [max] x 2.28m [min]]

UPVC double glazed window to the rear, central heating radiator, door to understairs pantry cupboard. A range of wall and base shaker style units with oak worktops, ceramic Belfast sink with mixer tap with built in drain board, tiled splashback in a brick formation, four ring gas hob with partial glass splashback with stainless steel

extractor hood above. Space and plumbing for washing machine, space for fridge/freezer, integrated oven.

### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access. Doors to two bedrooms and the bathroom.

### BEDROOM ONE

16'1" x 10'11" [max] x 4'1" [min] [4.92m x 3.35m [max] x 1.27m [min]]

Two UPVC double glazed windows to the front, central heating radiator.



### BEDROOM TWO

10'7" x 9'2" [3.25m x 2.8m]

UPVC double glazed window to the rear, central heating radiator.



### HOUSE BATHROOM

7'3" x 6'5" [max] x 3'4" [min] [2.23m x 1.96m [max] x 1.03m [min]]

Frosted UPVC double glazed window to the rear, access to a storage cupboard, central heating radiator. Low flush W.C., pedestal wash basin. 'P' shaped bath with mains fed showerhead attachment and glass shower screen, full tiling.



### OUTSIDE

To the front of the property the garden is mainly laid to lawn with planted features incorporating mature shrubs, concrete pathway leading to the front door, walls surrounding with an iron gate providing access. Running down the side of the property there is access to a concrete drive and footpath for those who live on the terraces and lead to a single detached garage with up and over door. To the rear of the property the garden is mainly laid to lawn and incorporates a planted border as well as space for a summer house. The garden itself is fully enclosed by timber fencing, ideal for pets and children.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.