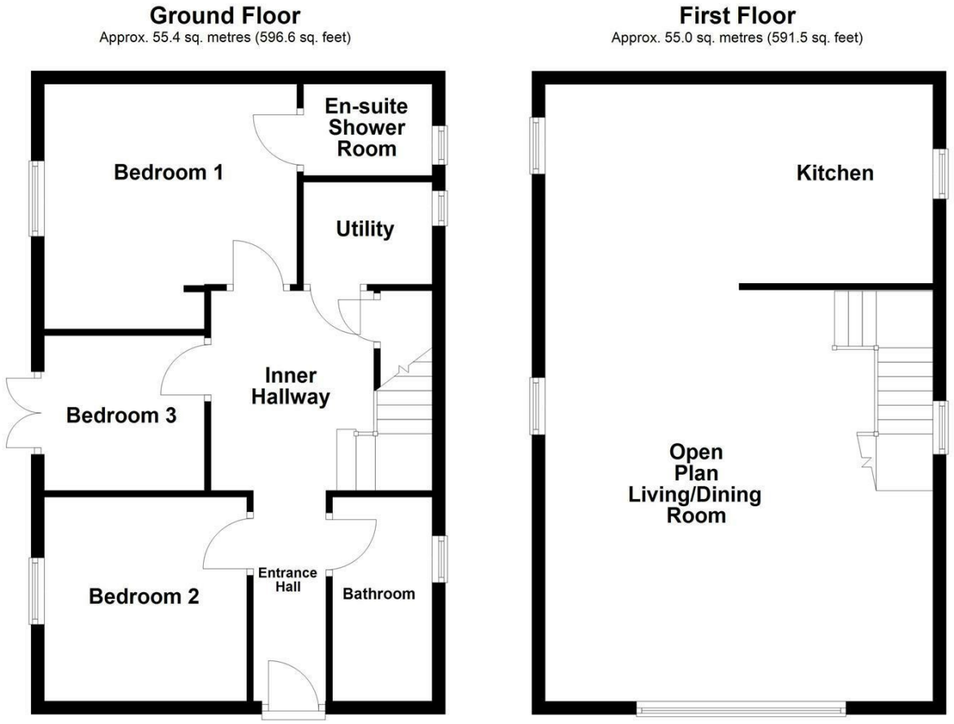


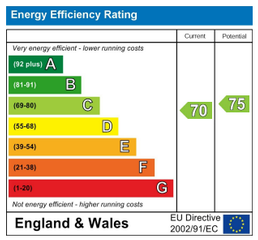
Total area: approx. 110.4 sq. metres (1188.2 sq. feet)

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.

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

1 Orchard Court, Badsworth, Pontefract, WF9 1QA

For Sale Freehold £375,000

Situated in the sought after village of Badsworth, within the Pontefract area, this unique upside down style semi detached home presents a rare opportunity for buyers seeking something a little different. Offering well proportioned accommodation throughout, including an impressive open plan living and dining space to the upper floor, off road parking, a double garage, and enclosed gardens, this is a property not to be missed.

The accommodation briefly comprises an entrance hall leading to bedroom two, the house bathroom, and an inner hallway. From here, stairs rise to the first floor with useful understairs storage, while doors provide access to bedroom one, bedroom three, and the utility room. Bedroom one benefits from en suite shower facilities, while bedroom three enjoys direct access to the garden. To the first floor, the property opens into a spacious open plan living and dining area featuring a vaulted ceiling with exposed beams, creating a wonderful sense of space and character. An opening leads through to the fitted kitchen, making this an ideal layout for modern family living and entertaining. Externally, the front of the property features a mature garden with established trees, shrubs, flowers, and decorative pebble beds. A block paved driveway provides off road parking for two vehicles and leads to the detached double garage with two manual up-and-over doors, offering excellent storage or potential for further conversion, subject to the necessary planning consents. To the side of the property is a private enclosed garden, mainly laid to lawn with mature shrubs, alongside a patio seating area ideal for outdoor dining and entertaining. The garden is fully enclosed by wall and timber fencing, with an iron gate providing secure access.

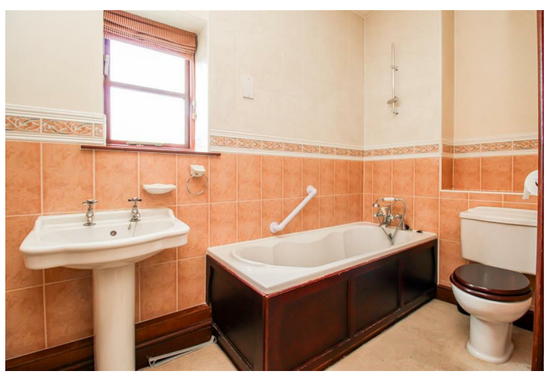
Badsworth is a highly desirable location appealing to a wide range of buyers, including growing families. Local shops, schools, and well regarded public houses are all within close proximity, while a wider range of amenities can be found in neighbouring towns such as Pontefract, Ackworth, and Hemsworth. Local bus routes are readily available, and train stations including Moorthorpe and Fitzwilliam are just a short drive away, providing links to larger towns and cities. For those travelling further afield, the property is conveniently located within easy reach of the A1[M], offering excellent connections to the M62 and M1 motorway networks. The village also provides an idyllic setting for those who enjoy scenic countryside walks.

Only a full internal inspection can truly appreciate everything this fantastic home has to offer. Early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
10'2" x 3'7" (3.10m x 1.10m)
Timber framed front entrance door with frosted glazed panel leading into the property. Central heating radiator, opening to the inner hallway, and doors leading to the bathroom and bedroom two.

BATHROOM
10'2" (max) x 9'2" (min) x 4'11" (3.10m (max) x 2.80m (min) x 1.50m)
Frosted timber framed double glazed window to the side elevation. Fitted with spotlights to the ceiling, central heating radiator, extractor fan, low flush WC, pedestal wash hand basin, and panelled bath with mixer tap and shower attachment. Finished with partial wall tiling.



BEDROOM TWO
10'0" x 10'2" (3.07m x 3.10m)
Timber framed double glazed window to the side elevation and central heating radiator.

INNER HALLWAY
11'1" (max) x 8'4" (min) x 9'11" (3.40m (max) x 2.55m (min) x 3.03m)
Stairs rising to the first floor with understairs storage, central heating radiator, and doors leading to Bedroom one, bedroom three, and the utility room.

BEDROOM ONE
12'6" (max) x 9'11" (min) x 12'2" (3.83m (max) x 3.03m (min) x 3.72m)
Timber framed double glazed window to the side elevation, central heating radiator, fitted wardrobes, and door leading through to the en suite shower room.

EN SUITE SHOWER ROOM
6'6" x 4'6" (2.0m x 1.38m)
Frosted timber framed double glazed window to the side elevation, extractor fan, spotlights to the ceiling, central heating radiator, low flush WC, wall mounted wash hand basin, and shower cubicle with mains fed shower, glass screen, and partial wall tiling.

BEDROOM THREE
7'11" x 7'8" (2.43m x 2.35m)
Timber framed double glazed French doors to the garden, central heating radiator.

UTILITY ROOM
6'6" x 4'10" (2.0m x 1.48m)
Timber framed double glazed window to the side elevation, extractor fan, Glow worm combination boiler, fitted base units with work surface over, stainless steel sink with mixer tap, tiled splashback, and space/plumbing for a washing machine.

OPEN PLAN LIVING/DINING ROOM
31'0" (max) x 10'0" (min) x 19'6" (9.45m (max) x 3.06m (min) x 5.95m)
Located on the first floor and enjoying four timber framed double glazed windows, with one to the front elevation, one to one side, and two to the opposite side. Two central heating radiators, vaulted ceiling with exposed beams, and opening through to the kitchen. A superb bright and spacious living area.

KITCHEN
9'10" x 9'7" (3.0m x 2.93m)
Timber framed double glazed window to the side elevation. Vaulted ceiling with exposed beams and spotlights. Fitted with a range of wall and base units with work surfaces over, stainless steel one and a half bowl sink with drainer and mixer tap, tiled splashback, four ring gas hob with stainless steel extractor above, integrated oven and microwave, space for a fridge freezer, and integrated dishwasher.

DOUBLE GARAGE
17'5" x 17'6" (5.33m x 5.34m)
Detached double garage with two manual up-and-over doors and loft access. Fully plastered internally and offering excellent potential for conversion, subject to the necessary planning consents.

OUTSIDE
To the front of the property is a paved driveway providing off road parking for two vehicles, alongside a paved pathway leading to the front entrance door. There are planted beds, decorative pebbled areas, mature trees and shrubs, enclosed by surrounding walls with an iron gate providing access to the side garden. The side garden forms the main outdoor space for the property and is predominantly laid to lawn with mature shrubbery throughout. A paved patio seating area provides the ideal setting for outdoor dining and entertaining. The garden is fully enclosed by wall and timber fencing, making it ideal for children and pets.

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

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 Pontefract office and they will be pleased to arrange a suitable appointment.