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## 5 High Farm Meadow, Badsworth, Pontefract, WF9 1PB

### For Sale Freehold Asking Price £350,000

Situated in the idyllic village of Badsworth is this extended stone built three bedroom cottage boasting a high standard throughout and attractive front and rear gardens.

The property fully comprises of front porch, entrance hall, living room, dining room, sitting room and kitchen. To the first floor landing there are three bedrooms (with bedroom one benefitting from en suite facilities), study, family bathroom and storage cupboard. Outside to the front of the property the garden is laid to lawn with decked patio area and enclosed by timber fencing and walled surround. There is a further lawned area in front of the property. Whilst to the rear, the low maintenance garden is paved, perfect for outdoor dining and entertaining, with steps leading up to a rear gate leading to a parking space for the property with single detached garage.

Badsworth is an ideal location for those who enjoy walking, as the rural setting provides many stunning views. Good schools are located nearby, perfect for the growing family, with bus routes nearly and motorway links only a short drive away, for those wishing to commute further afield.

This extended stone built home is certainly not one to be missed and an early viewing is highly advised to avoid disappointment.

#### 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 [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)

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 339572,

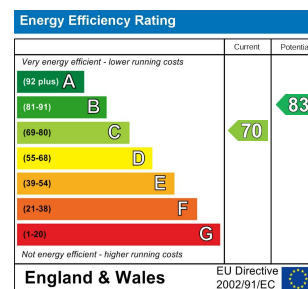
Pontefract & Castleford office 01977 798844

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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ACCOMMODATION

FRONT PORCH

UPVC double glazed windows to the front aspect and further door with stained glass panes leading into the entrance hall.

ENTRANCE HALL

Doors leading to the dining room and living room. Central heating radiator and stairs providing access to the first floor landing.

LIVING ROOM

11'5" x 16'7" [3.48m x 5.08m]  
Set of double doors leading into the sitting room with glass panes, two UPVC double glazed windows to the front aspect, two central heating radiators, coving to the ceiling and gas fire with marble hearth and wooden mantle.



DINING ROOM

9'8" x 11'8" [2.96m x 3.58m]  
Central heating radiator, two UPVC double glazed windows to the front aspect and coving to the ceiling. Opening into the kitchen.



KITCHEN

7'8" x 13'0" (max) x 9'8" (min) [2.34m x 3.97m (max) x 2.95m (min)]  
Range of wall and base units with granite work surface over with integrated oven with four ring gas hob, Belfast sink with stainless steel mixer tap, space and plumbing for a fridge/freezer, space and plumbing for an under counter washing machine and tiled splash back. UPVC double glazed window to the rear aspect, door to understairs storage cupboard and door to the sitting room.

SITTING ROOM

11'2" x 14'6" (max) x 10'6" (min) [3.41m x 4.42m (max) x 3.21m (min)]  
Coving to the ceiling, two sets of UPVC double glazed French doors leading to the rear garden and door into living room. Central heating radiator and wall mounted light fixtures.



FIRST FLOOR LANDING

Loft access and doors providing access to three bedrooms, study, family bathroom/w.c. and storage cupboard housing the boiler.

BEDROOM ONE

9'9" x 13'5" (max) x 8'7" (min) [2.99m x 4.09m (max) x 2.62m (min)]  
Two UPVC double glazed windows to the front elevation, central heating radiator and set of fitted wardrobes. Sliding door leading into en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

4'11" x 6'8" (max) x 2'2" (min) [1.5m x 2.04m (max) x 0.68m (min)]  
Low flush w.c., ceramic wash basin built into granite work top with stainless steel mixer tap, shower cubicle with overhead shower and shower head attachment with glass shower screen. Chrome ladder style radiator, fully tiled walls, LED ceiling spotlights and shaver socket point.

BEDROOM TWO

11'1" x 14'6" (max) x 10'5" (min) [3.4m x 4.43m (max) x 3.18m (min)]  
Two UPVC double glazed windows to the rear elevation, central heating radiator and LED ceiling spotlights.



BEDROOM THREE

11'6" x 10'6" (max) x 8'9" (min) [3.51m x 3.21m (max) x 2.69m (min)]  
Central heating radiator, UPVC double glazed window to the front elevation and LED ceiling spotlights.

STUDY

8'2" x 7'5" [2.51m x 2.28m]  
Central heating radiator and LED ceiling spotlights. Potential for fourth bedroom.

BATHROOM/W.C.

6'4" x 6'0" [1.94m x 1.85m]  
Chrome ladder style radiator, UPVC double glazed frosted window to the rear elevation, low flush w.c., wash basin with stainless steel taps and bath with stainless steel taps and shower head attachment. Half tiled walls.



OUTSIDE

To the front of the property the garden is mainly artificially lawned with decked patio area, perfect for outdoor dining and entertaining, enclosed by timber fencing and walls. Further lawned area at the front of the property. To the low maintenance rear garden is paved with steps leading up to the rear gate to a shared parking area with parking space for the property leading to the single detached garage with electric up and over door.



COUNCIL TAX BAND

The council tax band for this property is D.

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.