



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT
01977 798 844

CASTLEFORD
01977 808 210

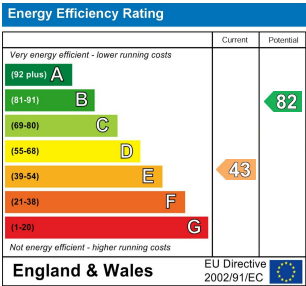


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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
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 offices 01977 808210, 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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.



The Coach House Walkergate, Pontefract, WF8 1QS

For Sale Freehold Offers Over £450,000

Offered for sale with the benefit of no onward chain is this beautiful and characterful four bedroom coach house, situated close to the historical town of Pontefract. Dating back approximately 200 years and offering many character features as well as modern and flexible accommodation the property comprises internally to the ground floor; entrance hallway accessed via a solid wood door modelled on those at Pontefract castle, a snug room which is open plan incorporating the original cast metal horse stalls, to the fitted kitchen and utility room with separate WC, to the other side of the ground floor there are two bedrooms, including a large double bedroom with fitted wardrobes, dressing area and a modern en suite shower room.

To the first floor there is an impressive dining room with solid wood flooring and an elevated living room with vaulted ceiling and gas fireplace set on a solid stone hearth with reclaimed wood mantle. There is a large bedroom, office with separate drying laundry room and a house bathroom suite.

Leading down to the ground floor there are two further bedrooms one of which is large with fitted wardrobes dressing area and en-suite.

There is a converted basement which houses a wine cellar and a further bedroom which is currently used as a gym but has the potential to be used for a multitude of purposes.

Off street parking can be found to the rear of the property and is accessed through the gated archway to the front of the property.

This exceptional and one of a kind property is situated within walking distance of Pontefract town centre and enjoys all of the local amenities that the town has to offer. Pontefract is home to a number of local schools and the highly-regarded and sought after Ackworth School is a short distance away. Transport links can be found via the A1, M62 and M1 motorways and train stations located in Pontefract.

To book in your viewings on this characterful and unique family home call our Pontefract office.



ACCOMMODATION

ENTRANCE HALL

6'0" x 12'11" (1.84m x 3.94m)

Solid wooden panelled front entrance door modelling Pontefract Castle. Solid wooden floor, central heating radiator, staircase with hand rail leading to the first floor landing, dado rail, double glazed window to the front, double door understairs storage cupboard. Door into the snug.

SNUG

10'8" x 12'11" (3.26m x 3.94m)

The snug has the original cast iron stalls painted black, coving to the ceiling, solid wooden floor, central heating radiator, French doors leading to the rear garden, two central heating radiators, opening to the kitchen breakfast room.

KITCHEN BREAKFAST ROOM

8'8" x 13'11" max x 11'9" min (2.65m x 4.25m max x 3.59m min)

A range of wall and base units with laminate work surface over and tiled splashback above, breakfast bar, plumbing and drainage for a dishwasher, space for under counter appliance, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring gas hob and extractor fan over, display cabinets. Door into the utility room, coving to the ceiling, solid timber stable door to the enclosed rear garden, double glazed window to the rear, downlights, tiled floor.



UTILITY ROOM

4'11" x 4'7" (1.50m x 1.40m)

A range of wall and base units with laminate work surface over, tiled splashback, stainless steel sink and drainer with two taps, plumbing and drainage for a washing machine, wall mounted boiler, sliding door into the w.c. and tiled floor.

W.C.

3'8" x 2'10" (1.13m x 0.87m)

Low flush w.c., tiled floor, wall mounted extractor fan.

FIRST FLOOR

DINING ROOM

12'10" x 17'1" (3.92m x 5.21m)

Pitched sloping ceiling. Solid wooden floor, double glazed window to the rear, central heating radiator, door onto the office, opening with steps to the living room.



OFFICE

8'8" x 7'4" max (2.65m x 2.25m max)

Pitched sloping ceiling, timber door into the drying room.

DRYING ROOM

72" max x 9'5" (2.19m max x 2.88m)

Light, pitched sloping ceiling and airing tank.

LIVING ROOM

13'11" x 18'0" (4.25m x 5.50m)

With a ceiling height of 3.22m. Picture rail, loft access, double glazed windows to the front and rear enjoying a dual aspect, two central heating radiators, solid wooden floor, modern gas fire inset to the chimney breast with a solid stone hearth, decorative brick interior and solid wooden mantle, which is original 'ships joist' being hand carved. Door into the galleried landing.

GALLERIED LANDING

10'0" x 9'2" (3.05m x 2.81m)

Dado rail, central heating radiator, double glazed window to the rear elevation, doors to the bathroom and bedroom two. A staircase leads down to the lower ground floor.

BATHROOM/W.C.

10'1" x 7'4" (3.09m x 2.26m)

Four piece suite comprising curved corner shower cubicle with sliding door, mixer shower, rain shower head and shower attachment. A freestanding roll top bath with claw feet with mixer tap inset to the wall, low flush w.c. with concealed cistern, ceramic wall hung wash basin with chrome mixer tap inset to the wall and vanity drawers below. Slate tiled floor, contemporary radiator with chrome towel rail, pitched sloping ceiling with inset spotlights, Velux double glazed window and electric underfloor heating.



BEDROOM TWO

9'4" x 17'1" (2.85m x 5.22m)

Pitched sloping ceiling, double glazed window to the rear elevation, central heating radiator and double door storage cupboard into the eaves (width of the room).



GROUND FLOOR

GROUND FLOOR HALLWAY

Solid wooden floor, central heating radiator, coving to the ceiling, double glazed French doors lead to the rear garden. Doors to bedroom one and four. A further staircase leads to the basement accommodation.

BEDROOM ONE

12'11" x 11'2" (3.96m x 3.42m)

Coving to the ceiling, inset spotlights to the ceiling, a range of fitted wardrobes, double glazed window to the rear and a central heating radiator. Opening into a dressing area.

DRESSING AREA

5'5" x 5'1" (1.66m x 1.56m)

Fitted storage with hanging rails and shelving. Door to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

8'1" x 5'3" (2.48m x 1.62m)

Larger than average shower cubicle with curved doors and mixer shower with chrome rain shower head and shower attachment. Low flush w.c. with concealed cistern and a wall hung ceramic wash basin with chrome waterfall mixer tap. Shaver socket point, electric chrome ladder style radiator, tiled walls, tiled floor, extractor fan, inset spotlights to the ceiling, electric underfloor heating.

BEDROOM FOUR

7'10" x 9'8" (2.40m x 2.95m)

Double glazed window to the front, central heating radiator.

BASEMENT

Staircase leads down to the wine cellar.

WINE CELLAR

9'3" max x 9'3" (2.82m max x 2.82m)

Engineered oak flooring, inset spotlights to the ceiling, recess understairs, solid wooden curved door opening to bedroom three.

BEDROOM THREE

12'8" x 16'4" (3.87m x 4.99m)

Currently utilised as a gym and could be used for a variety of purposes. Inset spotlights to the ceiling, contemporary radiator, hardwood door leading out to steps leading to the rear yard. Double glazed window to the rear.

OUTSIDE

Double timber gates (measuring 2.89m x 2.91m in width) opening into a covered area with stripped lighting, original gas mantle to the wall and original cast iron features. A block paved driveway and courtyard. The rear courtyard is block paved and has brick wall and timber panelled fence surrounds. Outside lights and water point. From the courtyard steps lead down to access the external door to the third bedroom. A single detached garage with up and over door, power and light, double glazed window and measures 5.79m x 3.18m.



EPC RATING

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

COUNCIL TAX BAND

The council tax band for this property is TBC.

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.