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 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

**School Masters House & Reading Room Main Street, Badsworth, Pontefract, WF9 1AJ**

## For Sale Freehold £280,000

A fantastic refurbishment opportunity set in the heart of this highly sought after village. A three bedroom stone built detached house with Grade II listing, surrounding gardens and a former reading room.

Now in need of a full programme of refurbishment works this attractive Grade II listed stone built family home is approached via a welcoming reception hall that leads through into a drawing room with shuttered windows to two sides. To the rear of the property there is a large living room alongside a former kitchen. The property has a useful storage cellar, whilst to the first floor there are two double bedrooms plus a further single bedroom all served by the family bathroom/w.c. With separate external access the property also benefits from a sizeable former reading room.

The property stands in well proportioned gardens and for the avoidance of any doubt does not have any private parking arrangements.

The property is situated in the heart of the historic village of Badsworth surrounded by some stunning walking countryside in this highly sought after village in the fashionable belt of South Pontefract. Badsworth itself has a good range of village facilities whilst a broader range of amenities are available in the nearby town centre of Pontefract. The national motorway network is also readily accessible.

## ACCOMMODATION

### RECEPTION HALL
7'10" x 6'10" (2.4m x 2.1m)
Panelled front entrance door and tiled floor. Built in cupboard housing the electricity meter and distribution point.

### DRAWING ROOM
12'9" x 12'9" (3.9m x 3.9m)
Shuttered windows to both the front and side, two full height built in cupboards and a feature fireplace with a grate for an open fire.

### INNER HALLWAY
Night storage heater and door to the cellar steps.

### LIVING ROOM
16'0" x 13'1" (4.9m x 4.0m)
Shuttered windows to the side and rear, built in bookcase, night storage heater and a former fireplace with tiled surround.

### KITCHEN
15'1" x 7'10" (4.6m x 2.4m)
Windows to the side and rear. External door to the rear. A range of former kitchen units with laminate worktop and stainless steel sink unit, night storage heater and former fireplace with tiled surround.

### FIRST FLOOR LANDING
Loft access point, night storage heater and roof light.

### BEDROOM ONE
16'0" x 13'1" (4.9m x 4.0m)
Arched sash window to the rear, built in cupboard and night storage heater.

### BEDROOM TWO
12'9" x 12'9" (3.9m x 3.9m)
Arched sash window to the front, built in wardrobe and night storage heater.

### BEDROOM THREE
11'9" x 6'10" (3.6m x 2.1m)
Sash window to the front.

### BATHROOM/W.C.
15'1" x 8'2" max (4.6m x 2.5m max )
Window to the side. Fitted with a three piece white and chrome suite comprising panelled bath, pedestal wash basin and low suite w.c. Built in airing cupboard housing insulated hot water cylinder.

### FORMER READING ROOM
22'7" x 20'0" (6.9m x 6.1m)
Separate external access, three sash windows to two sides, this is a useful additional lofty room with an internal head height averaging 4.1m. Part stone paved flooring and former fireplace.

### OUTSIDE
The property is approached via a stone paved footpath from the Churchyard. The gardens lie to three sides and for the avoidance of any doubt, the house does not have any private parking arrangements.

### PLEASE NOTE
Parking maybe available subject to negotiation.

### LOCATION
What3wordsreference ///accordion.score.gazes

### 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.

As you walk from Main Street, walk towards the church with the school on your right. Follow the steps into the Church Yard and take the path which leads you right out of the yard and down with the Head Master's House on your left followed by the Former School House. STRICTLY NO ACESS VIA HALL FARM