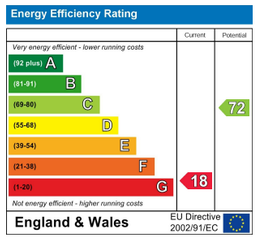

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Mortgages | Richard Kendall Conveyancing | Zoopla.co.uk | rightmove | arla | propertymark PROTECTED | naea | propertymark PROTECTED | The Property Ombudsman | APPROVED CODE

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

The Former School Main Street, Badsworth, Pontefract, WF9 1AJ

For Sale Freehold £250,000

A fantastic refurbishment opportunity set in the heart of this highly sought after village. Currently used as a Community Centre, this fascinating property presents great scope to be converted into a substantial dwelling subject to gaining all the necessary consents.

This attractive old stone building presents an increasingly rare opportunity to create a bespoke home (subject to gaining the necessary consents) in the heart of this highly sought after village. The property stands in the surrounding gardens and for the avoidance of any doubt does not have any private parking arrangements. The accommodation occupies the ground floor only of this sizeable building with a floor area extending to around 165 square metres (1774 sq ft).

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

ENTRANCE HALL
A timber frame door leads us into the entrance hall, wall mounted electric heater, loft access, doors leading to the main hall, kitchen, storage cupboard and two w.c.'s.

W.C. ONE
3'7" x 4'9" (1.11m x 1.46m)
Timber frame frosted single pane window, low flush wc and wall mounted wash basin.

W.C. TWO
3'7" x 4'11" (1.11m x 1.51m)
Two timber framed frosted single pane windows, low flush w.c. and wall mounted wash basin.

KITCHEN
15'11" x 10'0" max x 6'3" min (4.87m x 3.07m max x 1.91m min)
Two UPVC double glazed windows, door into the further hallway, a range of wall and base units with laminate work surface over, two stainless steel sinks with drainers and mixer taps, wall mounted wash basin, tiled splashback, space for for fridge freezer, space for cooker.

FURTHER HALLWAY
Door through to the main hall and door through to the bar, door to the storage cupboard and fitted storage units, skylight and decorate panelling.

BAR
17'5" x 22'0" max x 21'1" min (5.33m x 6.73m max x 6.44m min)
Wall mounted electric heater, double doors through to the main hall, two stone framed single pane windows, purpose built bar with laminate work surface over, stainless steel sink and drainer, space for fridge freezer.

MAIN HALL
52'10" x 19'8" (16.11m x 6m)
Four electric heaters, two decorative fireplaces both with tiled hearths, surrounds and wooden mantles. Decorative panelling and seven stone framed single pane windows.

OUTSIDE
Full wrap around garden, to the front it is mainly laid to lawn with planted features, enclosed by walls and timber fencing. There is iron gate to the front and several mature trees. To the rear, the garden is laid to lawn incorporating concrete and paved patio area perfect for outdoor dining and entertaining. Raised planted beds and brick built outbuilding. Fully enclosed by walls.

PLEASE NOTE
Agents Note: The property does not currently have planning permission to be converted into a dwelling. Offers for the property are invited on an unconditional basis or indeed on a subject to planning basis – please ask for further details.

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 PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.

What3words Refence
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