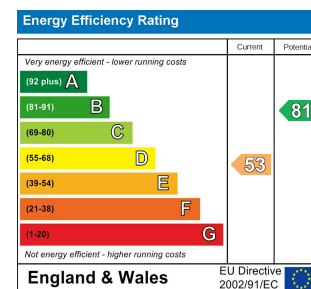
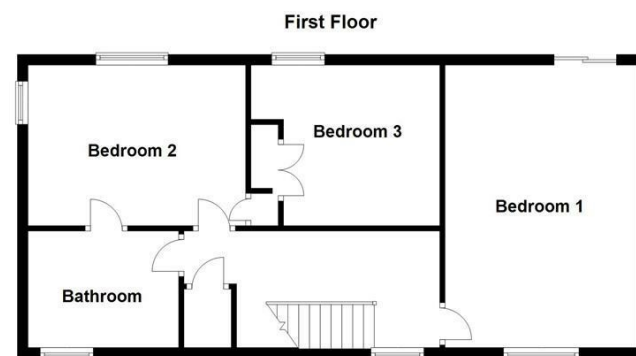
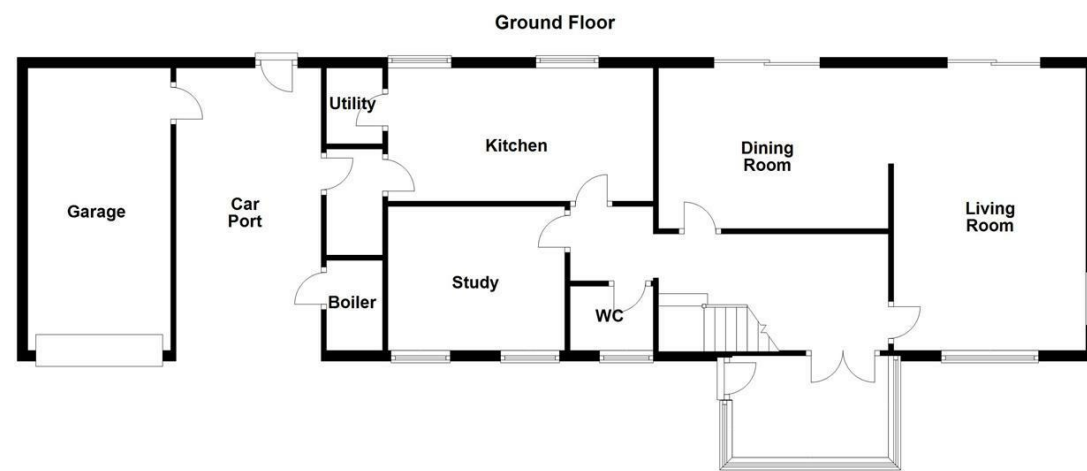




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**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any 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\*

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 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.

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**Calders Main Street, Badsworth, Pontefract, WF9 1AF**  
**For Sale Freehold £625,000**

Set in the heart of this highly sought after village, a supremely spacious detached family home commanding a plot extending to 0.42 acres that offers scope for further development or extension subject to consents.

With upvc soffits and fascias, a gas fired central heating system and sealed unit double glazed windows, this comfortable family home offers scope for cosmetic updating as well as significant development potential, subject to gaining all the necessary consents. Already a substantial family home, a large front entrance porch leads through into a central reception hall that has a guest toilet off to the side. The main living room has windows to the front and sliding doors to the rear, flowing straight through into the neighbouring dining room which also enjoys sliding doors to the rear garden. In addition there is a separate study room overlooking the front of the property and a good sized kitchen which flows through to the adjoining utility room and side entrance porch. A car port provides valuable sheltered space and adjoins the single garage and also provides external access to the boiler room. To the first floor the property is currently laid out with three large double bedrooms and a family bathroom/w.c.

This lovely home is situated next to the primary school and Church in the centre of this highly sought after village. The nearby town centre of Pontefract offers a full range of amenities and the national motorway network is readily accessible.



## ACCOMMODATION

### ENTRANCE PORCH

9'10" x 6'2" [3.0m x 1.9m]

A sizable entrance porch with windows to three sides taking full advantage of the views over the front garden. Double doors to the reception hall.

### RECEPTION HALL

14'9" x 7'2" [4.5m x 2.2m]

Parquet floor, double central heating radiator and turn staircase to the first floor.

### LIVING ROOM

17'4" x 11'9" [5.3m x 3.6m]

Windows to the front and side, as well as sliding French doors to the rear. Part parquet floor, panelled walls and central heating radiator. Feature fireplace with marbled surround housing a grate for an open fire.

### DINING ROOM

14'1" x 9'10" [4.3m x 3.0m]

Sliding French doors out to the back garden, parquet floor, panelled walls and central heating radiator.

### STUDY

11'1" x 9'2" [3.4m x 2.8m]

Two windows to the front and two central heating radiators.

### W.C.

5'2" x 3'11" [1.6m x 1.2m]

High level frosted window to the front, part tiled walls and two piece cloakroom suite comprising low level w.c. and vanity wash basin with cupboard under. Central heating radiator.

### KITCHEN

16'4" x 7'10" [5.0m x 2.4m]

Two windows overlooking the back garden and fitted with a broad range of wall and base units incorporating stainless steel sink unit, ceramic hob with filter hood over, built in oven and microwave, integrated fridge and double central heating radiator.

### UTILITY ROOM

4'7" x 3'7" [1.4m x 1.1m]

Space and plumbing for a washing machine and tiled floor.

### SIDE ENTRANCE PORCH

Double central heating radiator and composite side entrance door.

### BOILER ROOM

4'11" x 2'11" [1.5m x 0.9m]

Housing the Glow-Worm gas fired central heating boiler. External door to the car port.

### CAR PORT

19'0" x 9'2" [5.8m x 2.8m]

Open to the driveway at the front and personal door to the back garden.

### GARAGE

21'7" x 8'10" [6.6m x 2.7m]

Roller up and over door to the front and personal door to the car port at the side. To the rear of the garage is a useful garden store with double UPVC doors to the patio.

### FIRST FLOOR LANDING

15'8" x 7'2" [4.8m x 2.2m]

Window to the front, central heating radiator, loft access point and built in airing cupboard housing the insulated hot water cylinder.

### BEDROOM ONE

17'4" x 11'9" [5.3m x 3.6m]

Window to the front and sliding French doors to a Juliet balcony at the rear, two central heating radiators and a range of fitted wardrobes with matching drawers and bedside tables.

### BEDROOM TWO

13'5" x 10'2" [4.1m x 3.1m]

Windows to the rear and side, central heating radiator and built in single wardrobe.

### BEDROOM THREE

10'2" x 9'2" [3.1m x 2.8m]

Window overlooking the back garden, central heating radiator and built in double wardrobe.

### BATHROOM/W.C.

9'2" x 7'2" [2.8m x 2.2m]

A well proportioned bathroom fitted with a four piece suite having a frosted window to the front and tiled walls. Central heating radiator, panelled

bath, separate shower cubicle, pedestal wash basin and low suite w.c.

### OUTSIDE

To the front the property is approached via a sweeping driveway that provides ample parking and turning space that leads up to the garage and car port. The front garden has well kept lawns with mature shrub borders and beautiful mature trees. The gardens extend round the side of the house to the rear where there is an expansive lawn, again with mature trees and lovely well stocked beds and borders. Overall the property extends to 0.42 acres and does offer significant development potential, subject to gaining all the necessary statutory consents.

### 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.

### 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.