



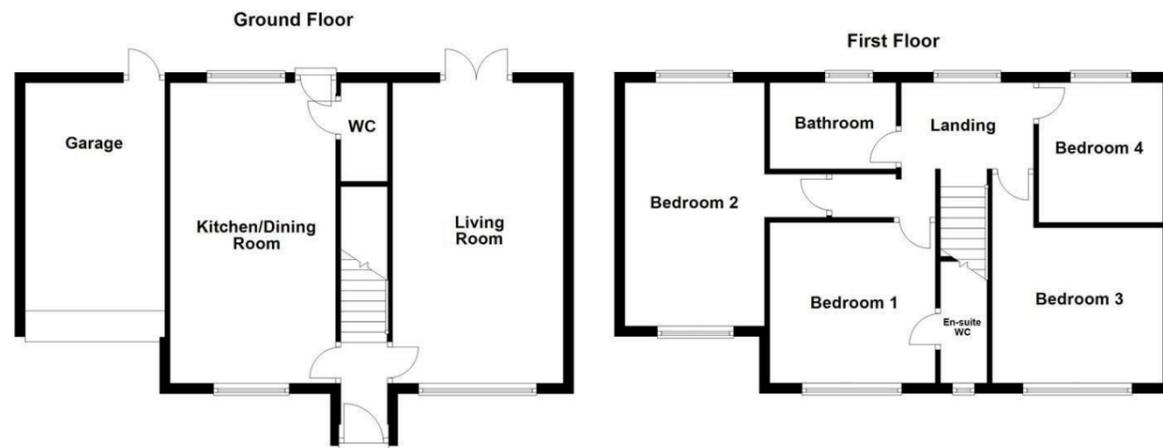
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9 Summerfield Drive, Brotherton, Knottingley, WF11 9HY

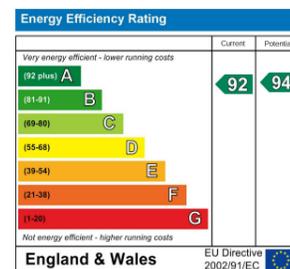
For Sale Freehold Offers In The Region Of £300,000 - £300,000

Nestled in a cul-de-sac location in the sought after area of Brotherton is this superbly presented four bedroom detached family home benefitting from driveway parking with garage and an attractive enclosed rear garden with summerhouse.

The property briefly comprises of the entrance hall, living room, kitchen/diner and downstairs w.c. The first floor landing leads to four bedrooms (three which are doubles) and house bathroom. Outside to the front is an enclosed planted garden and driveway parking leading to the single garage. To the side is a timber shed. To the rear is an attractive enclosed paved garden with planted features and summerhouse with power and light.

The property is situated in this sought after village within easy reach of the amenities in the neighbouring towns of Pontefract, Castleford and Ferrybridge. Brotherton itself is surrounded by some fine walking countryside and has ready access to the motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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.

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,

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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



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, spotlights, coving to the ceiling, stairs to the first floor landing, doors to the kitchen/diner and living room.

LIVING ROOM

19'1" x 10'11" (max) x 10'2" (min) [5.82m x 3.35m (max) x 3.12m (min)] UPVC double glazed window to the front, a set of UPVC double glazed French doors to the rear, two central heating radiators and gas fireplace with marble hearth, surround and wooden mantle.



KITCHEN/DINER

19'0" x 10'6" (max) x 10'2" (min) [5.81m x 3.22m (max) x 3.12m (min)] Range of shaker style wall and base units with laminate work surface over, 1 1/2 composite sink and drainer with mixer tap, integrated double oven with four ring induction hob. Space for a fridge/freezer, space and plumbing for a washing machine and dishwasher. UPVC

double glazed windows to the front and rear, UPVC rear door, central heating radiator, coving to the ceiling and door to the downstairs w.c.

W.C.

2'9" x 6'4" [0.85m x 1.95m] Low flush w.c., ceramic wash basin with mixer tap, central heating radiator and extractor fan.

FIRST FLOOR LANDING

Central heating radiator, UPVC double glazed window to the rear, coving to the ceiling, doors to four bedrooms and house bathroom.

BEDROOM ONE

10'2" x 10'9" [3.1m x 3.28m] UPVC double glazed window to the front, central heating radiator, coving to the ceiling and door to the en suite w.c.



EN SUITE W.C.

2'9" x 7'9" [0.85m x 2.38m] UPVC double glazed frosted window to the front, spotlights, central heating radiator, low flush w.c., wash basin with mixer tap and shaver socket point.

BEDROOM TWO

15'4" x 12'7" (max) x 8'9" (min) [4.68m x 3.85m (max) x 2.67m (min)] UPVC double glazed windows to the front and rear, coving to the ceiling, central heating radiator and loft access.



BEDROOM THREE

11'0" x 13'3" (max) x 9'10" (min) [3.37m x 4.04m (max) x 3.0m (min)] UPVC double glazed window to the front, central heating radiator, coving to the ceiling and overstairs storage cupboard.



BEDROOM FOUR

7'9" x 9'0" [2.38m x 2.76m] UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and loft access.

BATHROOM/W.C.

8'0" x 5'5" [2.44m x 1.67m] Concealed cistern low flush w.c., wash basin with mixer tap and panelled bath with shower head attachment. UPVC double glazed frosted window to the rear, central heating radiator, spotlights, shaver socket point and extractor fan.



OUTSIDE

To the front is an enclosed planted bed garden with gated access and pathway to the front door. A driveway provides off road parking for several vehicles leading to the single integral garage with electric roller door, power, light and plumbing (ideal for a utility space). There is a timber shed to the side of the property. To the rear is an attractive paved garden, perfect for outdoor dining and entertaining and planted features including mature trees, flowers and shrubs throughout, fully enclosed by walls and timber fencing. There is a timber built summerhouse, currently used as a seating area with power and light.



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.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.