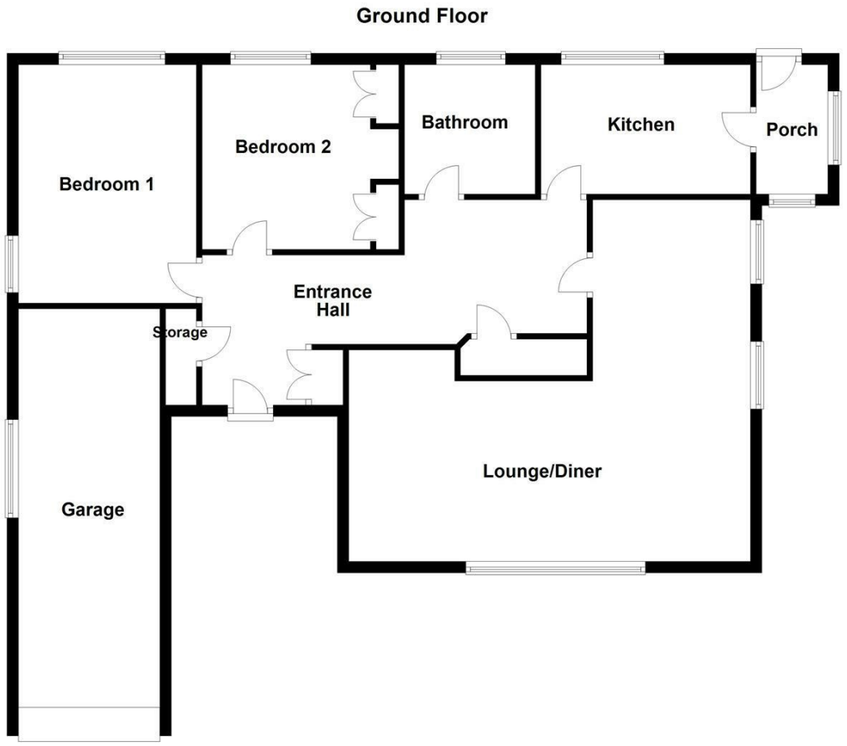
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



8 The Croft, Badsworth, Pontefract, WF9 1AS

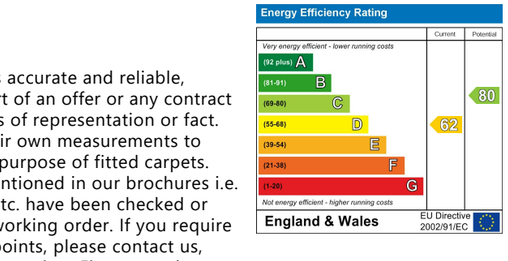
For Sale Freehold Chain Free £310,000

Enjoying a cul-de-sac location is this two bedroom detached true bungalow benefitting from spacious accommodation, front and rear gardens with ample off road parking furthered by a tandem single garage.

The property briefly comprises entrance hall, two bedrooms, four piece bathroom/w.c., modern kitchen, rear porch and spacious lounge/diner. Outside to the front is a good sized lawned garden and driveway providing off road parking leading to the single tandem garage. To the rear is a concrete seating area with steps leading to a tiered garden incorporating lawn and pebbled area with timber fencing and conifer hedging bordering.

The property is situated in the highly sought after village of Badsworth within easy reach of the village centre. A good range of amenities are available in the surrounding towns of Hemsworth, Ackworth and Pontefract. The national motorway network is readily accessible.

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



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.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door, built in storage cupboards, central heating radiator, coving to the ceiling, loft access and doors to storage cupboards, two bedrooms, bathroom, kitchen and lounge/diner.

BEDROOM ONE
10'9" x 13'11" (3.30m x 4.26m)
UPVC double glazed windows to the side and rear, coving to the ceiling and central heating radiator.

BEDROOM TWO
10'8" x 9'11" (3.26m x 3.03m)
UPVC double glazed window to the rear aspect, central heating radiator, coving to the ceiling and fitted wardrobes with fitted storage cupboards.

BATHROOM/W.C.
8'4" x 5'10" (2.56m x 1.78m)
Four piece suite comprising low flush w.c., pedestal wash basin, panelled bath and enclosed shower cubicle with electric shower. Fully tiled walls, coving to the ceiling, extractor fan, central heating radiator and UPVC double glazed frosted window overlooking the rear aspect.

KITCHEN
Range of wall and base units with laminate work surface over and tiled splash back. Stainless steel sink and drainer, space and plumbing for a washing machine, space for an oven and grill with filter hood above, integrated freezer, integrated slimline dishwasher and space for a fridge. UPVC double glazed window to the rear aspect and door to the rear porch. Inset spotlights to the ceiling and central heating radiator.

REAR PORCH
2'10" x 7'2" (0.87m x 2.20m)
UPVC double glazed windows to the front and side aspect, UPVC door to the rear.

LOUNGE/DINER
9'4" x 20'8" (max) x 20'11" (min) (2.87m x 6.30m (max) x 6.38m (min))
UPVC double glazed windows to the side and large window overlooking the front aspect, coving to the ceiling, two central heating radiators and living flame effect gas fire on a marble hearth with matching decorative surround.

OUTSIDE
To the front of the property is a single tarmacadam driveway providing off road parking leading to the attached single tandem garage (7.68m x 2.76m) with manual up and over door, power, light and gas central heating boiler. There is a larger than average lawned front garden with matured planted borders and a concrete pathway leading to the front door. To the rear is a concrete seating area with steps leading up to a tiered garden with low maintenance pebbled area and lawn, surrounded by timber fencing and conifer hedging.

COUNCIL TAX BAND
The council tax band for this property is E.

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.