



WAKEFIELD
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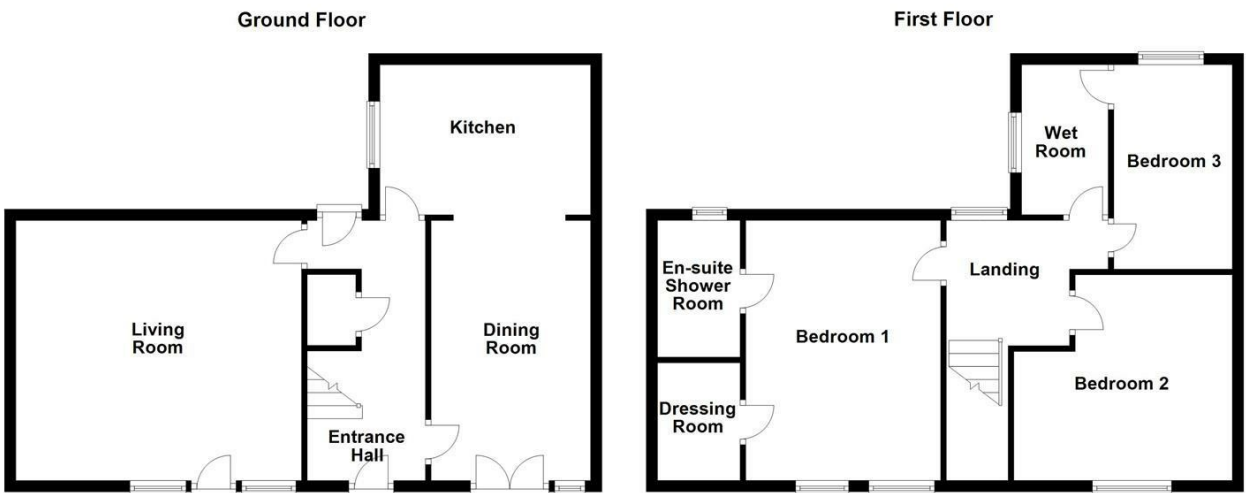
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT
01977 798 844

CASTLEFORD
01977 808 210



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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 offices 01977 808210, 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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.



The Coach House Kettlethorpe Hall Drive, Wakefield, WF2 7EL

For Sale Freehold Asking Price £330,000

Enjoying a back water location and a courtyard setting behind wrought iron gates is this Grade I listed former coach house. This delightful and superbly appointed cottage was a former part of The Coach House and stables, originally belonging to Kettlethorpe Hall.

Offering spacious accommodation throughout, the property briefly comprises of entrance hall, separate dining room and kitchen all with under floor heating. A large living room completes the ground floor. To the first floor there are with three well proportioned bedrooms, the main bedroom with walk in dressing room and en suite shower room/w.c., and additional wet room/w.c. Outside there is an attractive lawned garden to the front with off street parking available for two/three vehicles. Low maintenance timber decked patio area at the rear, ideal for entertaining purposes.

The property is well placed to local amenities, including shops and schools, local bus routes nearby, as well as Asda superstore, Pugnys water park, Newmillerdam country park and great access to the motorway.

Offering a wealth of character throughout simply a fantastic opportunity for the professional or family looking to acquire themselves an idyllic cottage.



ACCOMMODATION

ENTRANCE HALL

Entrance door to entrance hallway with Travertine flooring having underfloor heating, radiator, stairs to first floor landing, dado rail, doors to under stairs cloak storage, kitchen, dining room, living room and rear courtyard.

LIVING ROOM

15'7" x 16'4" [4.76m x 4.98m]

Solid wood floor, door to front with window to either side, picture rail, dado rail, radiator, exposed wooden beams to the ceiling, wood burner with feature solid stone hearth, mantle and exposed brick surround.



DINING ROOM

9'5" x 15'8" max [2.88m x 4.78m max]

Travertine tiled floor with underfloor heating, recess ceiling spotlights, dado rail, radiator, UPVC double glazed window and French doors to the front. Squared archway into bespoke fitted kitchen.



KITCHEN

12'4" x 8'9" [3.78m x 2.67m]

Range of bespoke traditional wall and base units with drawers, feature wooden work surface over incorporating 1.5 ceramic sink and drainer with mixer tap, integrated microwave, integrated double oven/grill, integrated wine cooler, five ring gas hob with stainless steel filter hood above. Radiator, under floor heating, Travertine tiled floor, tiled splash back, beams to the ceiling and a double glazed window to the side.



FIRST FLOOR LANDING

Exposed wooden beams to the ceiling, window to the rear, doors to three bedrooms and bathroom/w.c.

BEDROOM ONE

14'9" x 9'9" [4.52m x 2.99m]

Radiator, dado rail, two double glazed window to the front, exposed wooden beams to the ceiling, doors to en suite shower room/w.c. and walk in dressing room. Boiler.



WALK IN DRESSING ROOM

4'7" x 6'7" [1.40m x 2.03m]

Recess ceiling spotlights.

EN SUITE SHOWER ROOM/W.C.

4'4" x 7'9" [1.34m x 2.38m]

Walk in shower having mixer shower with separate attachment, concealed low flush w.c., wash basin with vanity drawers, heated towel radiator, fully tiled walls and floor, recess ceiling spotlights and frosted double glazed window to the rear.



BEDROOM TWO

11'10" x 9'7" min / 12'11" max [3.61m x 2.94m min / 3.96m max]

Double glazed window to the front, dado rail, radiator and exposed wooden beams to the ceiling.



BEDROOM THREE

7'1" x 11'6" [2.17m x 3.53m]

Double glazed window to the rear, radiator, loft access and dado rail.

WET ROOM/W.C.

7'9" x 4'9" [2.37m x 1.46m]

Walk in shower, Travertine fully tiled floor and fully tiled walls, frosted double glazed window to the side, wash basin, concealed low flush w.c., recess ceiling spotlights and heated towel radiator.



OUTSIDE

Electric vehicle charging point and gated access to the stone built driveway.



COUNCIL TAX BAND

The council tax band for this property is D.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

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.