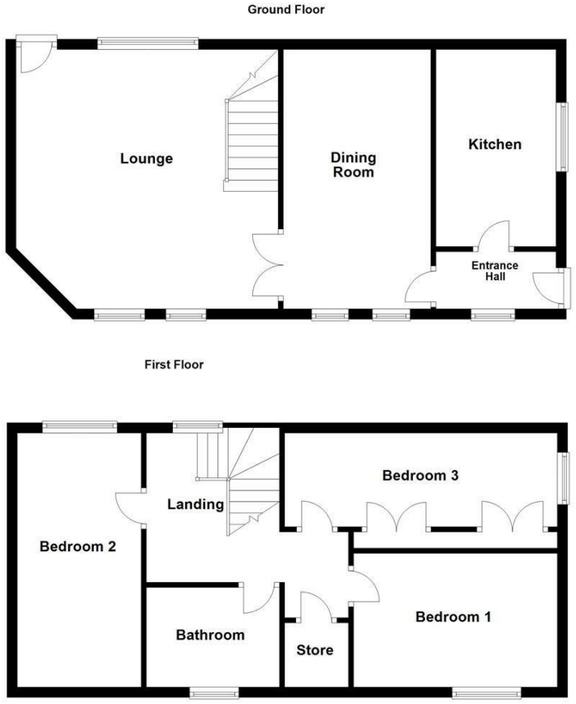
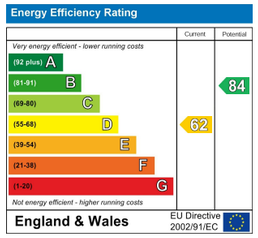


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

9 The Courtyard, Woolley, WF4 2LY

For Sale Freehold £350,000

Situated within this highly sought after village of Woolley, adjacent to the village green is this deceptively spacious and characterful three bedroom barn conversion.

The accommodation fully comprises of the entrance hall, lounge, dining room and kitchen. Stairs to the first floor landing leads to three double bedrooms, bathroom and store room. Outside there are attractive communal gardens and detached garage.

Whilst being located within a rural village there is easy access to local amenities along with the M1 motorway being a short distance away.

Offered for sale with no chain involved, a fantastic home for the professional couple, family or those looking to downsize and an early viewing comes highly recommended to fully appreciate the accommodation and to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Exposed ceiling beams

LOUNGE
16'11" x 16'7" (5.18m x 5.08m)
Open plan timber spindle staircase leading to the first floor landing with understairs storage, living flame effect gas feature fire with marble surround and exposed timber lintel. Three timber single glazed windows, exposed ceiling beams and spotlights. Doorway to the rear garden.

DINING ROOM
17'4" x 9'4" (5.3m x 2.87m)
Two timber single glazed windows and double doors into the lounge.

KITCHEN
12'2" x 7'10" (3.73m x 2.41m)
Range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink, integrated fridge/freezer, integrated twin electric oven with separate gas hob and extractor hood. Plumbing for a washing machine, integrated dishwasher, amtico flooring, exposed ceiling beams and timber single glazed window.

FIRST FLOOR LANDING
Exposed ceiling beams, radiator, timber single glazed window, storage cupboard and doors to three bedrooms and bathroom.

BEDROOM ONE
14'5" (min) x 8'7" (4.4m (min) x 2.64m)
Range of fitted furniture to one wall, coving to the ceiling, radiator and two timber single glazed windows.

BEDROOM TWO
16'11" x 8'3" (5.18 x 2.54m)
Exposed ceiling beams, timber single glazed window and radiator.

BEDROOM THREE
17'10" x 8'3" (5.46m x 2.54m)
Coving to the ceiling, timber single glazed window and radiator.

BATHROOM/W.C.
Three piece suite comprising low flush w.c., vanity wash hand basin with cupboard under and panelled bath with shower attachment. Timber single glazed frosted window and radiator.

OUTSIDE
To the front of the property is a block paved pathway leading to the entrance door . There is a detached garage (2.24m x 4.4m) with up and over door, space for a dryer and storage. To the rear is a well stocked and maintained communal garden.

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 Wakefield 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.