



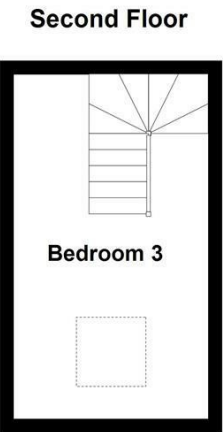
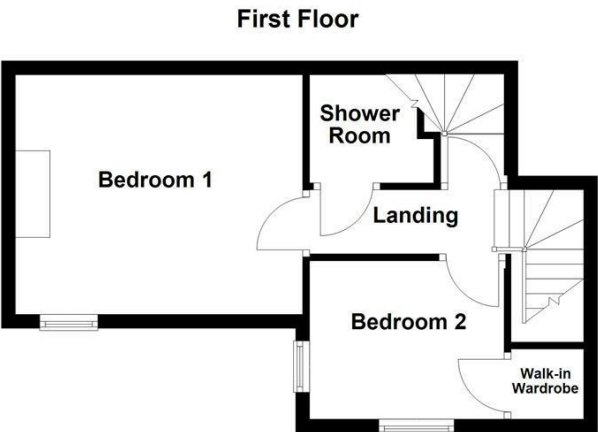
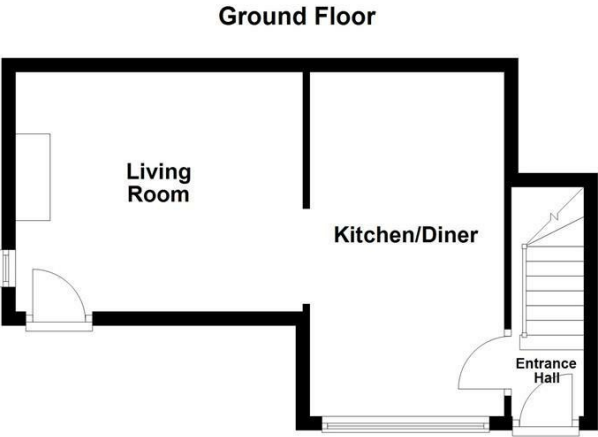
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

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01977 798 844



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.



5 Old Boyne Hill Farm Wood Lane, Chapelthorpe, Wakefield, WF4 3JL

For Sale Freehold £350,000

Set within a charming 16th century courtyard, this deceptively spacious Grade II listed three bedroom farmhouse residence has been refurbished to a high standard, seamlessly blending contemporary styling with characterful period features, including exposed beams and original stone walls.

The accommodation briefly comprises a welcoming entrance hall, a well appointed kitchen/diner, and a generously proportioned living room with timber stable door opening onto the rear garden. The first floor landing leads to two well sized bedrooms and a modern shower room. A further staircase with a sleek glass balustrade ascends to an additional bedroom, ideal as a guest suite or home office.

Externally, the property is accessed via a pebbled driveway within the private courtyard, offering off road parking for up to three vehicles. The enclosed rear garden features an attractive lawn, a pebbled seating area, and a paved patio, perfect for al fresco dining, all enclosed by original stone walling, enhancing both privacy and charm.

Ideally located within easy reach of local amenities, including shops and highly regarded schools such as Hendl Lane Primary, the home also benefits from close proximity to the picturesque Newmillerdam Country Park. Excellent transport links include regular bus services to Wakefield city centre and convenient access to Junction 39 of the M1 motorway.

Finished to an exceptional standard and situated within a designated conservation area, this unique home would suit a professional couple or family seeking a blend of historical character and modern comfort. Early viewing is strongly recommended to fully appreciate the quality and setting of this distinctive property.



ACCOMMODATION

ENTRANCE HALL

Timber framed front entrance door, column central heating radiator, stairs to the first floor landing, exposed beams to the ceiling and aluminium framed door leading into the kitchen/diner.

KITCHEN/DINER

16'3" x 9'4" [4.96m x 2.86m]

Range of wall and base units with laminate work surface over, sink with mixer tap and tiled splash back, integrated oven with four ring induction hob, integrated fridge/freezer, integrated dishwasher and integrated washer/dryer. Exposed beams to the ceiling, timber framed double glazed arched floor to ceiling window to the front with built in shutters, an opening through to the living room, column central heating radiator, decorative fireplace with exposed brick surround and exposed brick chimney breast.



LIVING ROOM

12'10" x 13'8" [max] x 11'11" [min] [3.92m x 4.17m [max] x 3.65m [min]]

Timber framed stable door, exposed beams to the ceiling, exposed stone walls, column central heating radiator and multi fuel burning stove with stone heart, exposed brick surround and chimney breast.

FIRST FLOOR LANDING

Spotlights, doors to two bedrooms and the house shower room. Stairs providing access to bedroom three.

BEDROOM ONE

13'1" x 12'10" [max] x 3'8" [min] [4.0m x 3.93m [max] x 1.13m [min]]

Exposed stone wall, exposed brick chimney breast, vaulted ceiling with exposed beams, column central heating radiator and timber framed window to the front.



BEDROOM TWO

7'10" x 9'2" [2.4m x 2.8m]

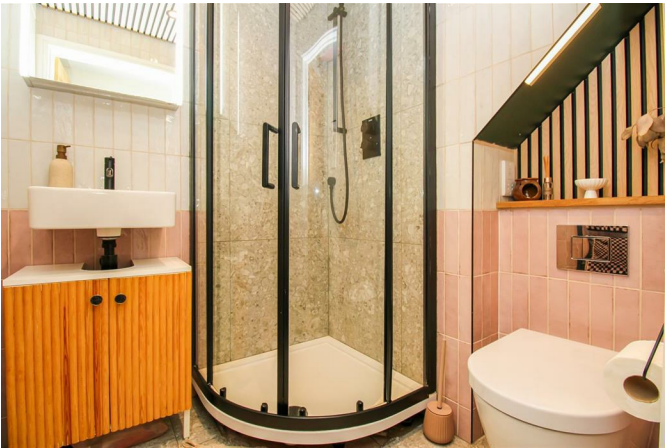
Walk in wardrobe, timber framed double glazed windows to the front and side, spotlights and column central heating radiator.



SHOWER ROOM/W.C.

5'0" x 5'10" [max] x 4'9" [min] [1.53m x 1.8m [max] x 1.45m [min]]

Three piece suite comprising concealed low flush w.c., ceramic wash basin with mixer tap and shower cubicle with overhead shower and shower screen. Anthracite ladder style radiator, spotlights and extractor fan.



BEDROOM THREE

17'4" x 9'4" [max] x 8'9" [min] [5.3m x 2.85m [max] x 2.68m [min]]

Skylight, vaulted ceiling with exposed beam, column central heating radiator and glass balustrade.



OUTSIDE

The property is approached via a pebbled track leading to off road parking for three vehicles. The driveway also provides foot and car access to the neighbouring property. The gardens lie to the front and side, predominantly laid to lawn with planted bed border incorporating pebbled areas and stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by stone walls.



COUNCIL TAX BAND

The council tax band for this property is TBC.

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.