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PONTEFRACT & CASTLEFORD
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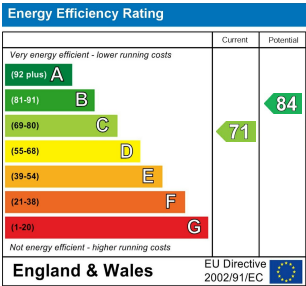


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Honeysuckle Cottage Doncaster Road, Wragby, Wakefield, WF4 1QX

For Sale Freehold £269,500

Situated in the village of Wragby, close to Nostell Priory, is this beautifully presented and extensively renovated two bedroom mid terrace cottage. The property has undergone a comprehensive programme of works, including a full rewire, damp proofing, new plumbing and central heating, new kitchen and bathrooms, replastering, brand new carpets and fresh décor throughout. Offering well proportioned accommodation, the property also boasts no chain, generous reception space, a modern fitted kitchen, shower room, office and en suite bathroom, together with an attractive enclosed rear garden. This charming home is certainly not one to be missed.

The accommodation briefly comprises a kitchen diner with access to the living room, utility/W.C., first floor landing and sitting room, with the sitting room providing access out to the rear garden. To the first floor, the landing provides access to two bedrooms, the office and the shower room. Bedroom one benefits from its own en suite bathroom, whilst bedroom two also provides further loft access. Externally, to the front of the property is a small buffer garden, predominantly paved and complemented by mature shrubs and flowers. The frontage is enclosed by walling and wrought iron fencing, with a wrought iron gate providing access. Also to the front there is street parking within close proximity. To the rear is an attractive secret garden style space incorporating lawned areas, mature trees, shrubs and flowers, together with space for a greenhouse and a useful brick built outbuilding ideal for storage. There is also a paved patio area, perfect for outdoor dining and entertaining. The garden is fully enclosed by walling and timber fencing, making it ideal for both children and pets.

Wragby is a popular village location, particularly for those who enjoy a more peaceful setting with scenic walks close by, including those around Nostell Priory. A wider range of amenities can be found in nearby Featherstone, Pontefract and Wakefield. Regular bus services operate close to the property, whilst both Featherstone and Fitzwilliam have their own railway stations. Wakefield also provides wider rail connections to Leeds, Manchester and London. The A1 is within easy reach, providing convenient access towards both the M62 and M1 motorway networks for those travelling further afield.

Only a full internal inspection will truly reveal everything this wonderful cottage has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

KITCHEN DINER

16'3" x 12'8" (max) x 4'10" (min) [4.96m x 3.87m (max) x 1.48m (min)]
Timber framed front entrance door with frosted glass panel leading into the kitchen diner. Doors provide access to the living room and utility/W.C., with stairs leading to the first floor landing. The kitchen diner leads through to the sitting/breakfast area. Central heating radiator and UPVC double glazed window to the front. The kitchen is fitted with a range of modern Shaker style wall and base units with quartz work surfaces over, incorporating a composite sink and drainer with mixer tap and tiled splashbacks. Space and plumbing for a range style cooker and stone flagged flooring throughout.

SITTING/BREAKFAST AREA

13'0" x 6'8" [3.97m x 2.05m]
UPVC double glazed window and door leading into the rear garden, central heating radiator and fitted larder style units. One unit provides space for the fridge freezer, whilst another houses the Ideal combination boiler.



UTILITY/W.C.

7'3" x 7'4" [2.23m x 2.24m]
Frosted UPVC double glazed window to the front, chrome ladder style central heating radiator and low flush W.C. Fitted with a range of Shaker style wall and base units with wooden work surfaces over, ceramic sink with mixer tap, tiled splashback and space and plumbing for a washing machine.

LIVING ROOM

16'2" x 11'5" (max) x 10'2" (min) [4.95m x 3.50m (max) x 3.10m (min)]
UPVC double glazed window to the front, central heating radiator and decorative fireplace with tiled hearth and exposed brick surround. Stone flagged flooring throughout.



FIRST FLOOR LANDING

11'1" x 6'4" (max) x 2'7" (min) [3.38m x 1.95m (max) x 0.79m (min)]
Exposed beams to the ceiling, loft access, Velux skylight, central heating radiator and doors providing access to bedroom one, bedroom two, the office and the shower room.

BEDROOM ONE

11'3" x 13'9" (max) x 11'10" (min) [3.43m x 4.20m (max) x 3.62m (min)]
UPVC double glazed window to the front, central heating radiator and door providing access to the en suite bathroom.



EN SUITE BATHROOM

7'3" x 7'4" [2.23m x 2.24m]
Chrome ladder style central heating radiator, frosted UPVC double glazed window to the front and a modern suite comprising low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, and P shaped panelled bath with mixer tap, mains fed overhead shower, shower attachment and glass shower screen. Part wet wall panelling.



BEDROOM TWO

12'2" x 10'8" (max) x 6'8" (min) [3.72m x 3.26m (max) x 2.04m (min)]
UPVC double glazed window to the front, central heating radiator and further loft access.

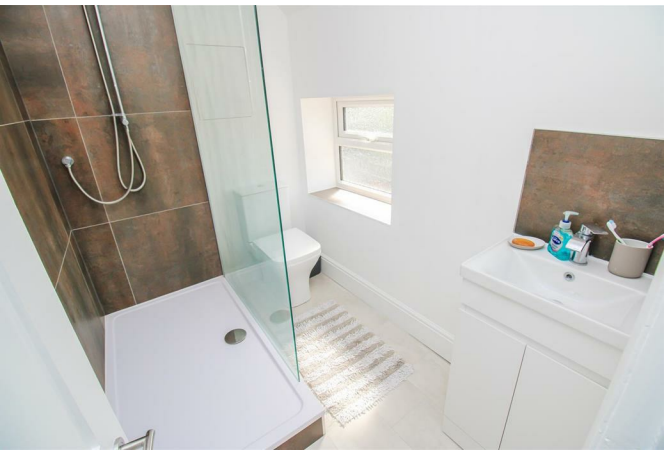


OFFICE

8'0" x 8'7" (max) x 7'0" (min) [2.45m x 2.62m (max) x 2.15m (min)]
Velux skylight and central heating radiator.

SHOWER ROOM

7'2" x 5'2" [2.20m x 1.58m]
Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator and a modern suite comprising low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, and shower enclosure with mains fed overhead shower, shower attachment and glass shower screen. Part tiled walls.



OUTSIDE

To the front of the property is a small buffer garden, predominantly stone paved and complemented by planted features incorporating mature shrubs and flowers. The frontage is enclosed by walling and wrought iron fencing, with a wrought iron gate providing access. Also to the front of the property there is street parking available within a close proximity to the property. To the rear is an attractive secret garden style space with lawned and planted areas, mature trees, shrubs and flowers, together with a paved patio area ideal for outdoor dining and entertaining. There is also space for a greenhouse and access to a useful brick built outbuilding. The garden is fully enclosed by walling and timber fencing, making it ideal for both children and pets. Enclosed bin area to the rear, securely fenced off and separate to the private garden - accessed via a shared access path and right of way across neighbouring properties.



COUNCIL TAX BAND

The council tax band for this property is B.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

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