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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
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
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38 Grime Lane, Sharlston Common, WF4 1EJ

For Sale Freehold £225,000

A superb opportunity to purchase this spacious three bedroom end terrace home, enjoying open views over the surrounding countryside to the rear and offering generous accommodation throughout.

The property benefits from UPVC double glazing and gas central heating and is entered through a spacious entrance hall with staircase rising to the first floor. The ground floor accommodation includes a living room with feature fireplace, together with a separate sitting/dining room with further fireplace, understairs storage and access through to the kitchen .The kitchen provides a range of fitted units and access to the side of the property, while a three piece bathroom completes the ground floor accommodation. To the first floor are three well proportioned bedrooms, with the principal bedroom benefitting from a built-in wardrobe.
Externally, the property enjoys a larger than average enclosed front garden with lawn, mature hedging, brick boundary walls and a paved seating area. A shared pebbled driveway runs along the side of the property and leads towards the rear, where there is a detached garage providing off road parking.

The rear garden is designed for low maintenance, being predominantly block paved and enclosed by solid brick walls. There is also a useful lean-to storage area, outside lighting and an external water connection. A particular feature of the property is the pleasant open outlook to the rear across adjoining countryside and paddocks. The property is well placed for local amenities, schools and transport links, with convenient access to surrounding towns and the motorway network for those travelling further afield.

Only a full internal inspection will truly reveal everything this spacious home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door with frosted UPVC double glazed fanlight above, leading into the entrance hall. Central heating radiator, coving to the ceiling and UPVC double glazed window overlooking the side aspect. Two doors provide access to the living room and sitting/dining room, with staircase and handrail leading to the first floor landing.

LIVING ROOM
12'4" x 13'0" (3.77m x 3.97m)
UPVC double glazed window overlooking the front aspect, central heating radiator, coving to the ceiling and dado rail. Feature gas fire set on a marble hearth with decorative tiled interior, cast iron detailing and surround.



SITTING/DINING ROOM
12'11" x 16'4" (3.95m x 4.99m)
UPVC double glazed window overlooking the rear aspect, central heating radiator, coving to the ceiling and dado rail. Feature gas fire set on a tiled hearth with decorative brick surround, built-in television station and solid timber mantle above. Two doors provide access to the understairs storage cupboard and kitchen.



KITCHEN
11'4" x 7'1" (3.47m x 2.16m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Stainless steel sink and drainer with mixer tap, space for a freestanding oven and grill, space for a large freestanding fridge freezer and space and plumbing for a washing machine beneath the counter. Fully tiled flooring, UPVC double glazed window overlooking the side aspect and UPVC double glazed side entrance door. Timber door providing access to the downstairs bathroom.

DOWNSTAIRS BATHROOM
9'11" x 7'0" (3.03m x 2.14m)
Fitted with a three piece suite comprising panelled bath with separate taps, low flush W.C. and pedestal wash basin with separate taps. Fully tiled walls and flooring, central heating radiator and frosted UPVC double glazed window overlooking the side aspect. The combination boiler is housed within a cupboard in the bathroom.



FIRST FLOOR LANDING
Three doors provide access to the bedrooms. Timber framed single glazed internal window looking through to bedroom two and coving to the ceiling.

BEDROOM ONE
12'9" x 16'4" (3.90m x 5.00m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling. Door providing access to a built-in wardrobe.



BEDROOM TWO
9'10" x 9'11" (3.00m x 3.03m)
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.



BEDROOM THREE
6'0" x 12'11" (1.84m x 3.96m)
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.

OUTSIDE - FRONT
To the front is a larger than average enclosed lawned garden with established hedging and solid brick boundary walls. A cast iron gate provides access to a paved seating area within the front garden.



OUTSIDE - SIDE
To the rear is a low maintenance garden, predominantly block paved and enclosed by solid brick boundary walls. There is a lean-to with timber stable style door providing useful storage, together with an outside sensor light and external water connection beneath the kitchen window.

OUTSIDE - REAR
To the rear is a low maintenance garden, predominantly block paved and enclosed by solid brick boundary walls. There is a lean-to with timber stable style door providing useful storage, together with an outside sensor light and external water connection beneath the kitchen window.



DETACHED GARAGE
Single detached garage with timber double doors, providing off road parking accessed from the rear lane.

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

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 Normanton 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.