



Wakefield
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Blackgates Barn



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Blackgates Barn, Bradford Road, Tingley, Wakefield, WF3 1RP

For Sale Freehold £425,000

Introducing the second phase of this superb and imaginative residential development, which is located in this much sought after residential location, which in turn provides excellent nearby motorway network access and an array of local amenities on hand.

Phase two brings to the market five individual executive homes, two detached houses (one a three bedroom property and the other a four bedroom), two sizeable three bedroom bungalows and a three bedroom stone cottage property.

OPEN 7 DAYS A WEEK

All offer a high degree of individuality and form part of this imaginative conversion development, which we believe really has to be viewed at your earliest convenience and we are sure that we have something that will be of interest for any discerning buyer looking for something that little bit different to call their home.

Blackgates Barn is a four bedroom detached house.

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor, doors into the inner hallway, downstairs w.c. and utility room.

W.C.

W.c. and wash basin.

UTILITY ROOM

Window.

INNER HALLWAY

Doors to kitchen diner, dining room, lounge and study.

KITCHEN DINER

Window and double doors. Opening into dining room.

DINING ROOM

Window.

LOUNGE

Window.

STUDY

Window.

FIRST FLOOR LANDING

Velux window. Doors to bedrooms and bathroom/w.c.

BEDROOM ONE

Two windows and door to the en suite shower room/w.c. Window.

EN SUITE SHOWER ROOM/W.C.

W.c., wash basin and shower.

BEDROOM TWO

Window.

BEDROOM THREE

Window.

BEDROOM FOUR

Two windows and door to the en suite shower room/w.c.

OTHER INFORMATION

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.

In all our property sales brochures there is a 6" measurement tolerance. 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

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home



EN SUITE/W.C.

W.c., wash basin and shower. Velux window.

OUTSIDE

Parking

EPC RATING

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

LAYOUT 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.

PLEASE NOTE

The property is subject to a £1000 non-refundable deposit upon reservation.

There is the opportunity to design and alterations can be made to internal layouts to suit with a choice of bathrooms, kitchen, floor coverings and tiles (subject to guide price).

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall House to Homes is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES