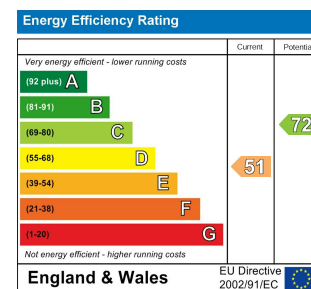




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NORMANTON | **PONTEFRACT & CASTLEFORD**
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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or 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,
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 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.



Strathmore Mill Lane, South Elmsall, Pontefract, WF9 2DS

For Sale Freehold Guide Price £395,000

GUIDE PRICE £395,000-£405,000 Set in a substantial plot is this three bedroom detached family home benefitting from front and rear gardens, ample off road parking with private driveway and a stand alone two storey, one bedroom annex.

The main property accommodation comprises of entrance hall with under stairs storage cupboard off, living room with bay window, sitting room, a spacious kitchen with pantry cupboard off and access into a rear porch with a three piece suite modern shower room, To the first floor landing there are three double bedrooms and a four piece suite house bathroom, as well as a walk in wardrobe. Outside, the property is accessed through double cast iron gates onto an L-shaped concrete driveway providing ample off road parking for the property leading up to the main property and the annex. There's an attractive lawned garden to the front and rear, both completely enclosed, with the rear having a paved patio area, perfect for entertaining and dining purposes. The annex is access through a UPVC double glazed door into a spacious kitchen with living room to complete the ground floor. To the first floor landing there is the bedroom with en suite bathroom off.

The property is situated within close proximity to the local amenities and schools located nearby with main bus routes running to and from South Elmsall and Pontefract. The A1 is only a short distance away, perfect for the commuter looking to travel further afield, as well as South Elmsall train station within walking distance for those wishing to commute direct to Leeds.

Only a full internal inspect will reveal all that's on offer at this quality home and an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Ornate coving to the ceiling, original picture rail, UPVC double glazed windows to the front and rear, central heating radiator and fully tiled floor. Doors to the living room, kitchen, sitting room and under stairs storage cupboard. Staircase leading to the first floor landing.

LIVING ROOM

14'0" x 13'11" [4.27m x 4.25m]

Walk in bay window with UPVC double glazed windows overlooking the front garden with built in window seat below, ornate coving to the ceiling, picture rail and UPVC double glazed window to the side aspect. Space for an open grate fire with tiled hearth and tiled decorative surround.

SITTING ROOM

14'0" x 15'11" [4.27m x 4.86m]

Set of UPVC double glazed French doors to the front garden with UPVC double glazed windows on either side with two further UPVC double glazed windows to the side and rear aspect. Coving to the ceiling, picture rail, living flame effect gas fire on a tiled hearth with tiled decorative interior and wooden surround.

KITCHEN

14'0" x 13'11" [4.29m x 4.26m]

Range of wall and base units with laminate work surface over, double stainless steel sink with drainer and mixer tap with swan neck above. Plumbing and drainage for a washing machine and

dishwasher with space under the counter, space for a large fridge freezer freestanding, central heating radiator, fully tiled floor and space for a Range cooker with cooker hood in black above. UPVC double glazed window overlooking the rear garden and door providing access into the pantry cupboard. UPVC double glazed window overlooking the side aspect and UPVC double glazed door leading into the rear porch.

PANTRY

3'5" x 9'4" [1.05m x 2.87m]

Fully tiled floor, fixed shelving to the walls and UPVC double glazed window to the rear aspect. Houses the combi boiler for the property.

REAR PORCH

UPVC double glazed door leading into the rear garden with UPVC double glazed frosted window to the side aspect, as well as a timber door providing access into the downstairs shower room/w.c.

SHOWER ROOM/W.C.

8'7" x 5'6" [2.63m x 1.70m]

Three piece suite comprising larger than average shower cubicle with glass solid door, mixer shower within, rain shower head and attachment. Low flush w.c., ceramic wash basin with mixer tap built into high gloss vanity cupboards with chrome handles below. Fully laminate walls, chrome ladder style radiator, UPVC cladding with chrome strips and inset spotlights to the ceiling within. Wall mounted extractor fan and UPVC double glazed frosted window overlooking the side aspect.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the rear elevation, loft access and doors to four bedrooms and house bathroom.

BATHROOM/W.C.

9'4" x 7'3" [2.86m x 2.23m]

Four piece suite comprising enclosed curved shower glass cubicle with double glass doors and mixer shower with fully tiled walls. Fully tiled floor, ceramic roll top bath with claw feet and centralised chrome mixer tap and chrome shower attachment. Pedestal wash basin with two chrome taps, low flush w.c., chrome ladder style radiator, inset spotlights to the ceiling and UPVC double glazed frosted window overlooking the rear elevation.

BEDROOM ONE

14'0" min x 18'0" max [4.29m min x 5.49m max]

UPVC double glazed window to the front and side aspect, with the front enjoying beautiful views of the valleys beyond and decorative white Victorian fireplace.

BEDROOM TWO

14'0" x 14'0" [4.28m x 4.28m]

UPVC double glazed windows to the front and side elevation, central heating radiator and decorative white Victorian fireplace.

BEDROOM THREE

10'0" x 14'0" [3.05m x 4.27m]

UPVC double glazed windows to the rear and side elevation, central heating radiator and decorative white Victorian fireplace.

WALK IN WARDROBE

7'0" x 3'0" [2.15m x 0.93m]

Fixed shelving and light within.

ANNEX

ANNEX KITCHEN

19'2" x 10'5" max x 7'5" min [5.86m x 3.18m max x 2.28m min]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with two taps, space for a freestanding oven and grill, space for a large fridge freezer freestanding, two built in wine racks, plumbing and drainage for a washing machine with space under the counter. Central heating radiator, strip lighting, built in plate rack and door providing access into the hallway. Door providing access into the living room.

ANNEX LIVING ROOM

9'10" x 19'2" [3.01m x 5.85m]

Two central heating radiators, half timber cladding to three walls, living flame effect gas fire on a marble hearth with marble surround and UPVC double glazed window overlooking the front aspect.

ANNEX PORCH

UPVC double glazed door leading into the rear garden and staircase leading to the first floor landing.

ANNEX FIRST FLOOR LANDING

UPVC double glazed frosted windows to the side elevation,

central heating radiator and double doored storage cupboard with chrome handles into the eaves. Door providing access into the bedroom.

ANNEX BEDROOM

15'7" max x 9'5" min x 19'2" [4.76m max x 2.88m min x 5.86m]

Pitch sloping ceiling, two timber double glazed Velux style windows overlooking the front elevation, central heating radiator and door providing access into the en suite bathroom/w.c.

ANNEX BATHROOM/W.C.

7'6" x 7'10" [2.31m x 2.40m]

Three piece suite comprising panelled bath with mixer tap and separate mixer shower over, fully tiled walls around the bath and swinging glass shower screen. Pedestal wash basin with mixer tap and tiled splash back above, low flush w.c. and wall mounted extractor fan.

OUTSIDE

Double cast iron swing gates providing access onto a large L-shaped concrete driveway providing ample off road parking for the property with an attractive lawned front garden with planted borders and timber panelled surround fences on all sides making it enclosed to the front. Timber gate provides access into the rear garden where there is a paved patio area overlooking an attractive lawned garden, completely enclosed by wall borders. There is a stand alone one bedroom annex over two floors accessed from the driveway to the front and has UPVC door into the rear 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 Pontefract 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.