



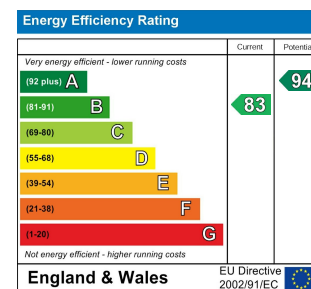
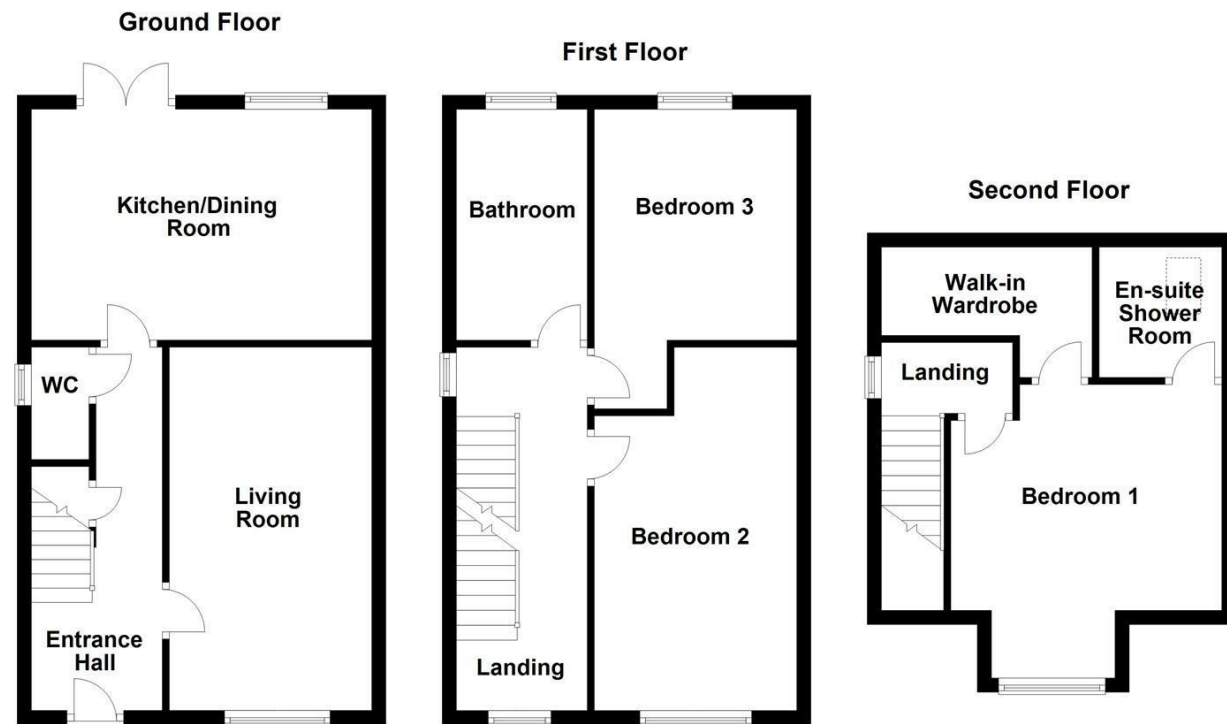
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01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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 Meadow View, Upton, Pontefract, WF9 1PW

For Sale Freehold £210,000

Nestled in a cul-de-sac location in Upton is this well presented three bedroom semi detached property with accommodation spanning over three floors and benefitting from ample reception space, off street parking and an attractive enclosed rear garden.

The property briefly comprises entrance hall, living room, downstairs w.c. and kitchen/dining room. The first floor landing leads to two bedrooms and the house bathroom/w.c. A further set of stairs leads to a further bedroom with walk in wardrobe and en suite shower room/w.c. Outside to the front is a lawned garden with paved pathway and off road parking for two vehicles. To the rear is a landscaped garden incorporating artificial lawned garden, paved patio area and wood chip area.

The property is aptly placed in Upton, close to local amenities such as shops and schools, making it an ideal place to settle for the growing family. For commuters looking to travel further afield, the A1 motorway is only a short distance away, as well as main bus routes run to and from Pontefract and Knottingley.

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



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, spotlights to the ceiling, stairs to the first floor landing with understairs storage cupboard and doors to the living room, kitchen/dining room and w.c.

LIVING ROOM

94" x 16'9" [2.86m x 5.13m]

UPVC double glazed window to the front, coving to the ceiling, picture rail and central heating radiator.



W.C.

29" x 5'2" [0.86m x 1.6m]

UPVC double glazed frosted window to the side, extractor fan, low flush w.c. and ceramic wash basin with mixer tap.

KITCHEN/DINING ROOM

10'8" x 16'0" [3.26m x 4.88m]

Range of modern wall and base units with granite work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back.

Integrated oven and microwave, four ring gas hob with stainless steel extractor hood, space and plumbing for a washing machine, dishwasher and an American style fridge/freezer. UPVC double glazed window to the rear, set of UPVC double glazed French doors to the rear garden, spotlights to the ceiling, central heating radiator and the Ideal combi boiler is housed in here.



FIRST FLOOR LANDING

Stairs to the second floor, spotlights to the ceiling, UPVC double glazed windows to the side and front, central heating radiator and doors to two bedrooms and the house bathroom.

BEDROOM TWO

9'3" x 16'9" [max] x 13'3" [min] [2.83m x 5.13m [max] x 4.06m [min]]

UPVC double glazed window to the front and central heating radiator.



BEDROOM THREE

9'3" x 14'5" [max] x 10'8" [min] [2.83m x 4.4m [max] x 3.27m [min]]

UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

10'8" x 6'5" [3.27m x 1.96m]

Four piece suite comprising low flush w.c., ceramic wash basin with mixer tap, panelled bath with mixer tap and separate shower cubicle with overhead shower and glass shower screen. UPVC double glazed frosted window to the rear, chrome ladder style radiator, extractor fan, spotlights to the ceiling and partially tiled.



SECOND FLOOR LANDING

UPVC double glazed window to the side, spotlights to the ceiling and door to bedroom one.

BEDROOM ONE

12'10" x 13'2" [max] x 8'8" [3.92m x 4.03m [max] x 2.65m]

UPVC double glazed window to the front, central heating radiator and doors to the walk in wardrobe and en suite shower room.



WALK IN WARDROBE

9'7" x 7'11" [max] x 6'2" [min] [2.93m x 2.43m [max] x 1.89m [min]]

Spotlights to the ceiling.

EN SUITE SHOWER ROOM/W.C.

6'0" x 6'0" [1.84m x 1.84m]

Three piece suite comprising low flush w.c., ceramic wash basin with marble work top and mixer tap and shower cubicle with overhead shower and glass shower screen. Velux skylight, spotlights to the ceiling, chrome ladder style radiator and extractor fan.



OUTSIDE

To the front of the property the garden is laid to lawn and paved pathway to the front door. In front of the property is two off road parking spaces. To the rear is a landscaped garden with stone paved patio area, perfect for outdoor dining and entertaining with artificial lawn and wood chipped area, ideal for families and pets. There are raised planted beds with railway sleeper borders, timber canopy and fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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.