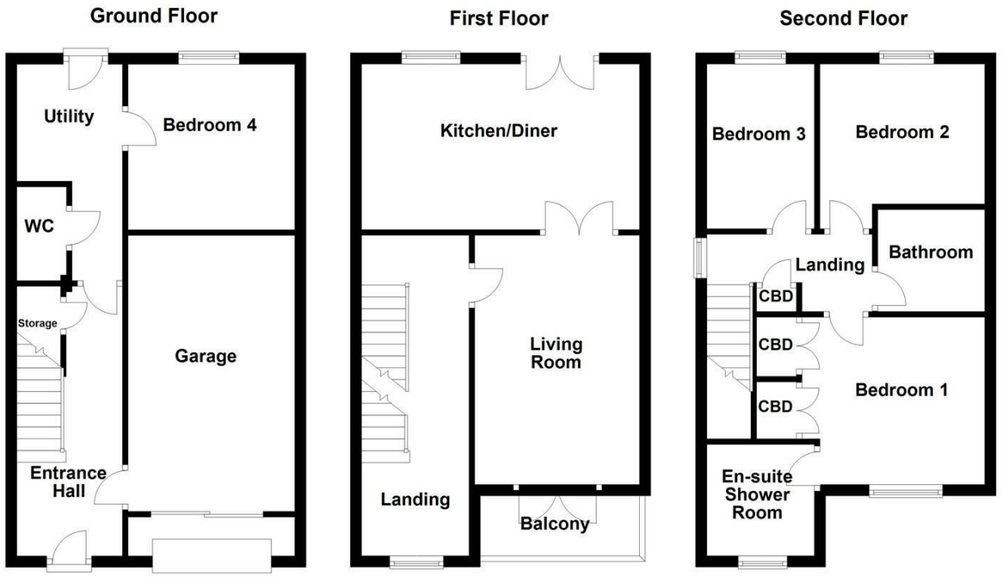
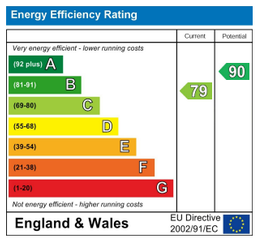



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

# 37 Sandringham Court, Streethouse, Pontefract, WF7 6GG

## For Sale Freehold Offers Over £220,000

Nestled into this cul-de-sac location in the Streethouse area of Pontefract is this four bedroom semi detached property spanning over three floors with well proportioned accommodation throughout, off road parking and an attractive enclosed rear garden.

The accommodation briefly comprises entrance hall, utility room, garage, downstairs w.c. and bedroom four. To the first floor there is access to the living room, kitchen diner and front balcony. On the second floor there is loft access, three further bedrooms and the house bathroom/w.c. Bedroom one benefits from his and her style wardrobes with double doors and an en suite shower room/w.c. To the front of the property there is a tarmac driveway providing off road parking leading to the single integral garage with roll up door, the garden is mainly slate with planted features. To the rear there is a low maintenance and attractive enclosed rear garden incorporating both slate and pebbled areas, planted beds and features as well as raised decked patio areas. Perfect for outdoor dining and entertaining.

Streethouse is an ideal location for a range of buyers as it is ideally located between both Wakefield and Pontefract, ideal for the commuters to both locations. There is also schools not far from the property and convenience shops within walking distance. Streethouse is on local bus routes to neighbouring towns and cities, and does also have its own train station.

This superbly presented property would make a perfect purchase for a range of buyers and only a full internal inspection will show what this quality home has to offer and so an early viewing comes highly advised to avoid disappointment.

## ACCOMMODATION

### ENTRANCE HALL
Composite front entrance door with frosted pane leading into the entrance hall. Central heating radiator, stairs providing access to the first floor landing with understairs storage, doors into the garage and utility room. Coving to the ceiling.

### UTILITY
12'7" x 6'2" max x 3'1" min (3.85m x 1.88m max x 0.94m min)
Composite entrance door with frosted pane leading to the rear garden, doors to bedroom bedroom four and downstairs w.c. Central heating radiator, range of base units with laminate work surface over, stainless steel sink and drainer with tap, tiled splashback, space and plumbing for washing machine and a tumbler dyer. Ariston boiler.

### W.C.
2'9" x 5'5" (0.86m x 1.67m)
Central heating radiator, low flush w.c., pedestal wash basin with tiled splashback, extractor fan.

### BEDROOM FOUR
9'8" x 9'8" (2.96m x 2.95m)
UPVC double glazed window to the rear, central heating radiator.

### GARAGE
16'2" x 9'0" (4.93m x 2.76m)
Roll up door. The garage is split into two sections. Sliding UPVC double glazed door between the garage and the roll up door. There is power, light, wall mounted electric heater.

### FIRST FLOOR LANDING
Central heating radiator, staircase leading to the second floor landing, UPVC double glazed window to the front, door to the living room.

### LIVING ROOM
14'6" x 9'8" (4.43m x 2.96m)
UPVC double glazed French doors to the balcony, double doors leading to the kitchen diner, central heating radiator, coving to the ceiling.

### KITCHEN DINER
16'5" x 9'8" (5.02m x 2.95m)
Juliet style balcony with double glazed French doors leading to the rear. UPVC double glazed window to the front, central heating radiator. The kitchen has a range of modern wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring Russell Hobbs hob with extractor over, integrated Zanussi oven, integrated fridge freezer, integrated slimline dishwasher, downlighting.

### SECOND FLOOR LANDING
UPVC double glazed window to the side, central heating radiator, doors to bedrooms, bathroom and a storage cupboard.

### BEDROOM ONE
12'4" x 9'11" max x 6'11" min (3.77m x 3.04m max x 2.13m min)
Central heating radiator, UPVC double glazed window to the front, door to through to the en suite shower room/w.c. Access to his and her style wardrobes with double doors.

### EN SUITE SHOWER ROOM/W.C.
6'2" x 6'6" (1.88m x 1.99m)
Frosted UPVC double glazed window to the front, anthracite and chrome column style central heating radiator, concealed cistern low flush w.c., ceramic wash basin built into a storage unit with mixer tap, shower cubicle with overhead shower and shower head attachment. Partially tiled.

### BEDROOM TWO
9'6" x 9'7" max x 8'2" min (2.91m x 2.94m max x 2.49m min)
UPVC double glazed window to the rear, central heating radiator.

### BEDROOM THREE
9'8" x 6'7" (2.95m x 2.03m)
UPVC double glazed window to the rear, central heating radiator.

### HOUSE BATHROOM/W.C.
5'10" x 5'6" (1.8m x 1.69m)
Low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap, extractor fan, central heating radiator and partially tiled.

### OUTSIDE
To the front of the property there is a tarmac driveway providing off road parking leading to the single integral garage with roll up door. The rest of the front garden is lastae with planted features and a pathway to the front door. To the rear there is a low maintenance rear garden, which incorporates pebbled and slate areas as well as raised decked patio areas perfect for outdoor dining and entertaining with planted beds. Fully enclosed by timber fencing.

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

### 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.