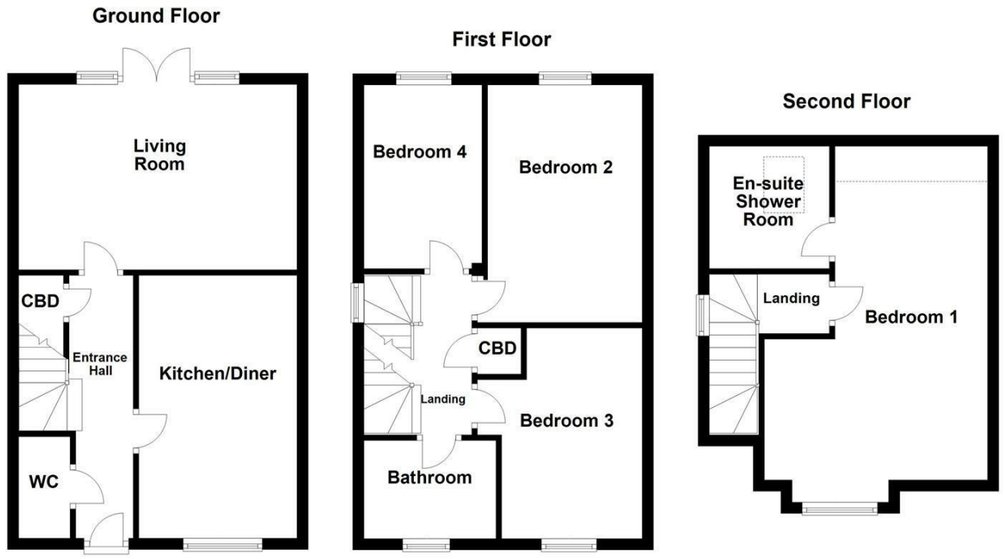
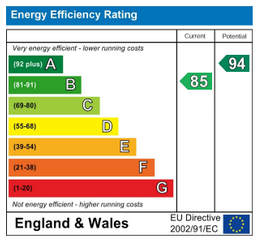


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

8 Ferestone Court, Pontefract, WF8 2GE

For Sale Freehold £260,000

Situated on this sought after modern development on the outskirts of Pontefract is this four bedroom semi detached family home with accommodation spanning over three floors. The property has well proportioned rooms and is superbly presented throughout.

The accommodation briefly comprises entrance hall, downstairs w.c., living room, kitchen diner, first floor landing, three bedrooms, house bathroom and staircase to the second floor principal bedroom with en suite shower facilities. To the front of the property the garden is laid to lawn with paved pathway to the front entrance door, a tarmac driveway at the side providing off road parking for three vehicles. The rear garden is mainly laid to lawn with woodchip and planted areas as well as a paved patio area ideal for outdoor dining and entertaining.

Pontefract is ideal for a range of buyers including the growing family, it is aptly placed for local amenities such as shops and schools. The property is also close by to bus routes, to neighbouring towns and cities such as Pontefract, Castleford and Knottingley. Pontefract is home to three train stations. The M62 motorway is only a short drive away from the property and Pontefract also has the Pontefract race course ideal for family days out.

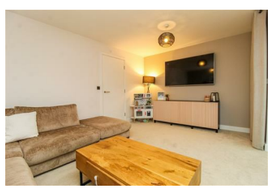
Only a full internal inspection will truly show what is to offer at this superb home and so an early viewing comes highly advised to avoid disappointment.

ACCOMMODATION

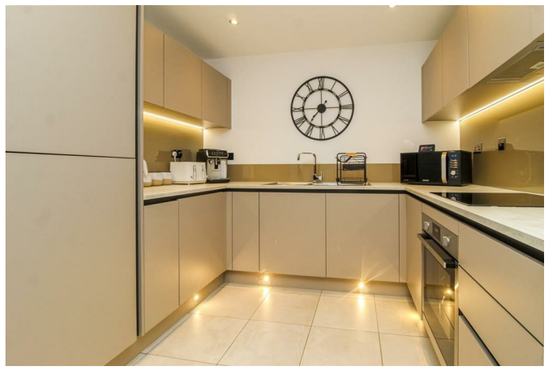
ENTRANCE HALL
Composite front door with frosted glass pane leading into the entrance hall. Stairs to the first floor landing with understairs storage, spotlighting to the ceiling, doors to the w.c., living room and kitchen diner. Central heating radiator and Porcelanosa flooring tiles.

DOWNSTAIRS W.C.
3'0" x 5'11" (0.92m x 1.81m)
Central heating radiator, Porcelanosa flooring tiles, spotlighting to the ceiling, extractor fan, low flush w.c. and pedestal wash basin with mixer tap and tiled splashback.

LIVING ROOM
16'4" x 10'10" (4.98m x 3.31m)
Set of UPVC double glazed French doors leading out to the rear garden with UPVC double glazed windows to either side, central heating radiator.



KITCHEN DINER
15'5" x 9'4" (4.7m x 2.85m)
Central heating radiator, UPVC double glazed window to the front, extractor fan, spotlights to the ceiling, a range of modern wall and base units with laminate work surface, 1 1/2 stainless steel sink and drainer with mixer tap, Pyrex splashback, four ring induction hob, integrated oven, integrated fridge freezer, integrated washing machine and integrated dishwasher. Porcelanosa flooring tiles.



FIRST FLOOR LANDING
UPVC double glazed window to the side, spotlights to the ceiling, access to the second floor landing. Doors leading to bedrooms and house bathroom/w.c. Storage cupboard.

BEDROOM TWO
13'11" x 9'5" max x 8'11" min (4.26m x 2.89m max x 2.73m min)
Central heating radiator, UPVC double glazed window to the rear.

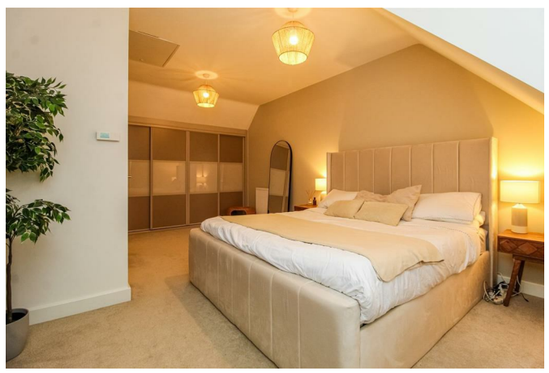
BEDROOM THREE
12'3" x 9'5" max x 6'6" min (3.75m x 2.89m max x 2m min)
UPVC double glazed window to the front, central heating radiator.

BEDROOM FOUR
10'10" x 7'1" (3.31m x 2.16m)
UPVC double glazed window to the rear, central heating radiator.

HOUSE BATHROOM/W.C.
7'8" x 5'8" (2.36m x 1.75m)
UPVC double glazed frosted window to the front, central heating radiator, spotlights to the ceiling, extractor fan, low flush w.c., pedestal wash basin with mixer tap and a panelled bath with mixer tap and mains fed overhead shower with shower head attachment. Fully tiled with Porcelanosa tiles.

SECOND FLOOR LANDING
UPVC double glazed window to the side, central heating radiator, door into bedroom one.

BEDROOM ONE
19'7" x 12'6" max x 5'7" min (5.97m x 3.82m max x 1.72m min)
Loft access, UPVC double glazed window to the front, two central heating radiators, door to the en suite shower room/w.c. Fitted wardrobes with sliding doors.



EN SUITE SHOWER ROOM/W.C.
6'11" x 6'3" (2.11m x 1.93m)
Velux skylight, chrome ladder style central heating radiator, spotlighting to the ceiling, extractor fan, low flush w.c., pedestal wash basin with mixer tap and shower cubicle with mains fed overhead shower and shower head attachment. Fully tiled with Porcelanosa tiles.

OUTSIDE
To the front the garden is laid to lawn with a paved pathway to the entrance door. Leading down the side of the property there is a tarmac driveway for off road parking for three vehicles with electrical car charging point with overlooking security light. To the rear the garden is mainly laid to lawn with a woodchip and planted area. A paved patio area perfect for outdoor dining and entertaining and space for a garden shed with an outdoor tap and electrical supply. Fully enclosed by timber fencing and security light overlooking the rear garden.

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

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

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.