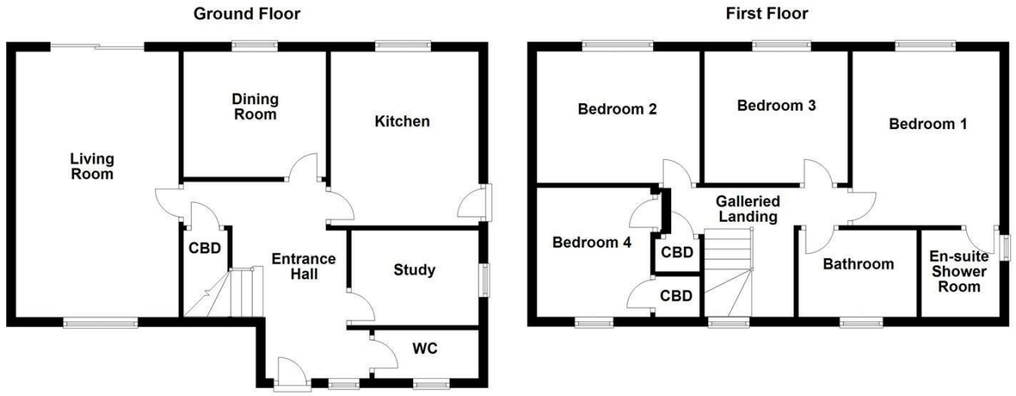
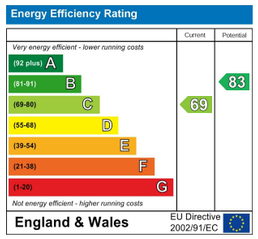


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Arcadia Estcourt Road, Darrington, Pontefract, WF8 3AL

For Sale Freehold Guide Price £400,000

Situated in the sought after village of Darrington is this four bedroom detached house featuring well proportioned accommodation throughout, off road parking with a double garage, an attractive enclosed rear garden, CCTV and HIVE system.

The accommodation briefly comprises of the entrance hall, downstairs w.c., study, kitchen, dining room, living room and understairs storage cupboard. The galleried landing provides access to the loft, four bedrooms (bedroom one benefiting from its own en suite facilities), storage cupboard and bathroom/w.c. Outside to the front there is a tarmacadam block paved driveway providing off road parking leading to the double detached garage with two manual up and over doors. The rear garden is mainly laid to lawn incorporating planted features and planted beds, as well as paved patio areas ideal for outdoor dining and entertaining, which is fully enclosed by hedging.

Darrington makes an ideal location for a range of buyers and for growing families looking to locate to the area its aptly placed for local schools, some of the best in the area and for families who enjoy idyllic walks the countryside setting is perfect. For those who travel for work the A1 motorway is only a short drive from the property and the property is on local bus routes to and from Pontefract as well as other towns and cities.

Available with no chain involved, only a full internal inspection will show what the property has to offer so an early viewing is highly advised to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
13'6" x 9'10" max x 5'3" min (4.12m x 3.02m max x 1.61m min)
Composite front entrance door with frosted glass pane leading into the entrance hall. Coving to the ceiling, stairs providing access to the first floor landing, central heating radiator, doors leading to the downstairs w.c., study, kitchen, dining room, living room and understairs storage cupboard. UPVC double glazed window to the front.

DOWNSTAIRS W.C.
3'4" x 7'3" (1.03m x 2.23m)
Loft access, frosted UPVC double glazed window to the front, central heating radiator, low flush w.c. and a wall mounted wash basin with tiled splashback.

STUDY
7'10" x 6'7" (2.41m x 2.02m)
UPVC double glazed window to the side, central heating radiator, fitted units and shelving.

KITCHEN
10'3" x 12'1" (3.13m x 3.7m)
Composite door into the side, UPVC double glazed window to the rear, central heating radiator. The kitchen has a range of wall and base units with Quartz work surface over, composite double sink and drainer with mixer tap, Quartz splashback, four ring Zanussi gas hob, integrated double oven and extractor hood above. Granite splashback behind the gas hob. Space and plumbing for a washing machine and a dryer (both items included within the sale), integrated undercounter fridge and freezer.

DINING ROOM
9'1" x 9'11" (2.77m x 3.03m)
Dado rail, coving to the ceiling, central heating radiator.

LIVING ROOM
11'4" x 18'9" (3.47m x 5.72m)
UPVC double glazed window to the front, set of UPVC double glazed sliding doors leading to the rear patio area, coving to the ceiling, two central heating radiators, gas fireplace with marble hearth surround and wooden mantle.

FIRST FLOOR GALLERIED LANDING
13'0" x 2'8" (3.98m x 0.82m)
UPVC double glazed window to the front, loft access, doors leading to bedrooms, storage cupboard and bathroom/w.c.

BEDROOM ONE
12'2" x 10'4" (3.72m x 3.15m)
Coving to the ceiling, central heating radiator, UPVC double glazed window to the rear, fitted wardrobes with sliding mirrored doors and access to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.
6'7" x 5'5" (2.02m x 1.67m)
Frosted UPVC double glazed window to the side, central heating radiator, low flush w.c., wall mounted wash basin with tiled splashback, tiled shower cubicle with shower head attachment and shower screen.

BEDROOM TWO
11'4" x 9'1" (3.47m x 2.79m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, set of fitted wardrobes.

BEDROOM THREE
9'1" x 9'11" (2.79m x 3.03m)
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator.

BEDROOM FOUR
9'2" x 8'3" (2.8m x 2.54m)
UPVC double glazed window to the front, central heating radiator, access to a storage cupboard.

HOUSE BATHROOM/W.C.
8'3" x 5'11" (2.53m x 1.82m)
Frosted UPVC double glazed window to the front, central heating radiator, low flush w.c., pedestal wash basin and a panelled bath. Fully tiled.

OUTSIDE
The rear garden is mainly laid to lawn incorporating planted beds and features, paved patio areas perfect for outdoor dining and entertaining fully enclosed by hedging. To the front of the property there is both tarmac and block paved driveway providing off road parking leading to the double detached garage with two manual up and over doors.

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 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.