



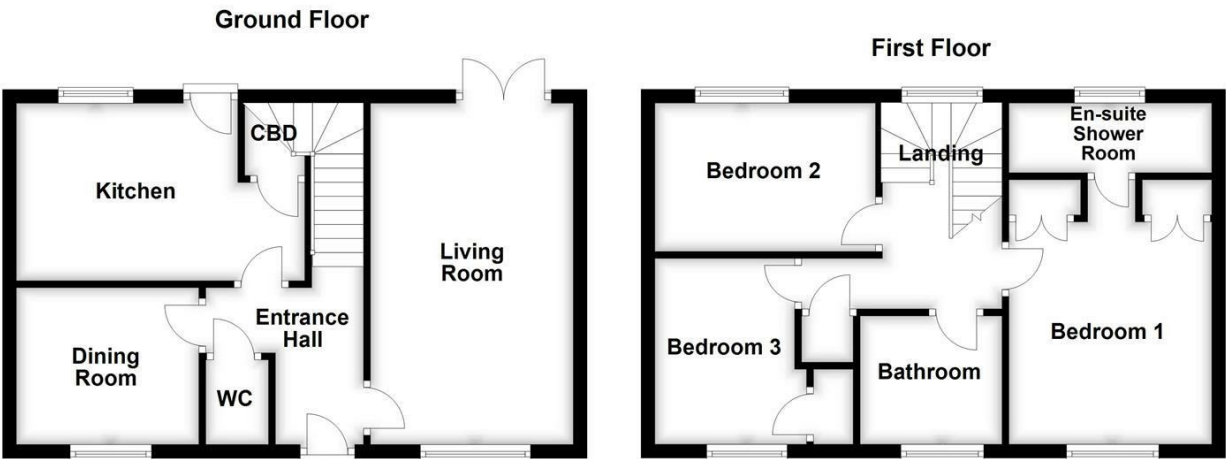
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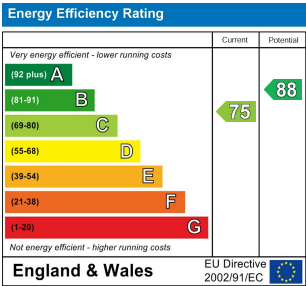


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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,
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 Millbeck View, Pontefract, WF8 1PF

For Sale Freehold £270,000

Located on this modern development is this three bedroom detached family home benefitting from large entrance hall, modern en suite shower room, single garage and attractive rear garden with large summerhouse.

The property briefly comprises of the entrance hall, living room, dining room, fitted kitchen and downstairs w.c. The first floor landing leads to three bedrooms (bedroom one boasting en suite facilities) and main house bathroom/w.c. Outside to the front is an attractive lawned garden with central paved pathway with privet hedges. There is a tarmacadam driveway with leading to the single garage. To the rear is a tiered Indian stone paved patio area with timber decked patio to the side overlooking an attractive lawn with central paved pathway to a timber side entrance door to the garage.

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 with Pontefract Monkhill only a short distance away. The M62 motorway is only a short drive away, perfect for those looking to commute further afield.

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.



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ACCOMMODATION

ENTRANCE HALL

Laminate flooring, central heating radiator, staircase with handrail leading to the first floor landing and doors to the living room, kitchen, dining room and downstairs w.c.

LIVING ROOM

9'8" x 16'4" [2.97m x 5.0m]

UPVC double glazed window overlooking the front aspect, two central heating radiators and a set of UPVC double glazed French doors into the rear garden.



DINING ROOM

8'9" x 7'7" [2.68m x 2.32m]

UPVC double glazed window overlooking the front aspect and central heating radiator.

KITCHEN

7'11" x 13'10" [max] x 10'8" [min] [2.43m x 4.22m [max] x 3.27m [min]]

Range of wall and base units with granite work surface over and tiled splash back above. 1 1/2 stainless steel sink and drainer with mixer tap, integrated twin oven and grill with four ring gas hob and cooker hood over. Wall mounted boiler, central heating radiator, inset spotlights to the ceiling, integrated dishwasher, integrated washing machine, integrated fridge/freezer and downlights built into the wall cupboards. Access to the understairs storage cupboard, UPVC double glazed window overlooking the rear garden and composite rear door.

W.C.

Laminate flooring, low flush w.c., pedestal wash basin and tiled splash back, central heating radiator and extractor fan.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the rear elevation, loft access, central heating radiator and doors to three bedrooms, the house bathroom and airing cupboard with fixed shelving within.

BEDROOM ONE

10'0" x 10'8" [min] x 12'8" [max] [3.06m x 3.26m [min] x 3.88m [max]]

Two double built in wardrobes, UPVC double glazed window overlooking the front elevation, inset spotlights to the ceiling, central heating radiator and door providing access into the modern en suite shower room.



EN SUITE SHOWER ROOM/W.C.

2'9" x 9'11" [0.86m x 3.03m]

Three piece suite comprising pedestal wash basin with mixer tap, low flush w.c., enclosed shower cubicle with mixer shower and shower attachment, fully tiled walls and floor. Chrome ladder style radiator, wall mounted shaver socket point, extractor fan, inset spotlights to the ceiling and UPVC double glazed frosted window overlooking the rear elevation.



BEDROOM TWO

10'9" x 6'9" [3.29m x 2.06m]

Laminate flooring, UPVC double glazed window overlooking the rear elevation, central heating radiator and inset spotlights to the ceiling.



BEDROOM THREE

6'11" x 9'0" [2.12m x 2.75m]

UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access into the built in single wardrobe.

BATHROOM/W.C.

5'10" x 6'9" [1.78m x 2.07m]

Three piece suite comprising panelled bath with mixer tap and electric shower over, pedestal wash basin with mixer tap and low flush w.c. Part tiled walls, shaver socket point, extractor fan, inset spotlights to the ceiling, chrome ladder style radiator and laminate tiled floor. UPVC double glazed frosted window overlooking the front elevation.

OUTSIDE

To the front of the property is an attractive lawned garden with central paved pathway surrounded by privet hedges on three sides. There is a tarmacadam driveway with leading to the single garage with electric up and over door with power and light within. A paved pathway runs down to a timber gate down the side to the rear garden. Within the rear garden is a tiered Indian stone paved patio area with timber decked patio to the side, perfect for entertaining and dining purposes overlooking an attractive lawn with central paved pathway to a timber side entrance door to the garage. The rear garden is surrounded by timber panelled surround fences with open aspect views to the side of the property.



COUNCIL TAX BAND

The council tax band for this property is D.

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.