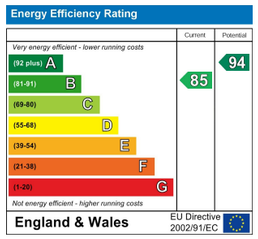
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

7 Ferestone Court, Pontefract, WF8 2GE

For Sale Freehold Guide Price £254,000

A deceptively spacious four bedroomed semi detached modern three storey family home situated at the head of a cul-de-sac with a wider than average parking area within this popular and well regarded development on the eastern fringe of Pontefract.

With sealed unit double glazed windows, a RING security system with multiple cameras, and a modern gas fired central heating system with pressurised hot water and NEST control system, this comfortable and well presented family home is approached via a welcoming reception hall that has a guest cloakroom off to the side. The living room is of good proportions and spans the rear of the house with double French doors with side screens leading out to the back garden. To the front there is a well proportioned dining kitchen fitted with a good range of modern units with integrated appliances. To the first floor there are three double bedrooms, all served by a well appointed family bathroom. Whilst the top floor is devoted to a principal bedroom suite with a characterful vaulted ceiling, windows to the front and full width wardrobes to the rear, as well as a well appointed en suite shower room. Outside, the property has side-by-side driveway parking for two or perhaps three carefully parked cars with an EV charging port. The gardens continue down to the side of the house, round to the rear where there is a good sized garden laid mainly to lawn with a paved patio sitting area and further gravelled sitting area and useful wooden shed.

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

SCAN ME

ACCOMMODATION

RECEPTION HALL
15'5" x 6'6" (max) (4.7m x 2.0m (max))
Composite front entrance door, ceramic tiled floor, central heating radiator and turn staircase to the first floor with useful understairs store.

GUEST W.C.
5'10" x 2'11" (1.8m x 0.9m)
Fitted with a two piece contemporary style white and chrome cloakroom suite by Villeroy and Boch comprising low suite w.c. and pedestal wash basin. Central heating radiator and extractor fan.

LIVING ROOM
16'4" x 10'9" (5.0m x 3.3m)
French doors with full height side screens to the back garden, wood effect laminate flooring, double central heating radiator and provision for a wall mounted television.

DINING KITCHEN
15'5" x 9'6" (4.7m x 2.9m)
Window to the front and fitted with a lovely range of modern wall and base units with light wood grain effect work tops incorporating stainless steel sink unit and four ring induction hob with stainless steel splash back and filter hood over. Built in oven, integrated fridge and freezer, integrated washer dryer and integrated dishwasher. To the dining area is a continuation of the ceramic tiled floor and double central heating radiator. USB wall sockets and extractor fan.

FIRST FLOOR LANDING
Walk in airing cupboard that also houses the pressurised hot water cylinder.

BEDROOM TWO
14'1" x 8'10" (4.3m x 2.7m)
Window overlooking the back garden and central heating radiator.

BEDROOM THREE
12'1" x 8'2" (3.7m x 2.5m)
Central heating radiator and window to the front.

BEDROOM FOUR
10'9" x 7'2" (3.3m x 2.2m)
A well proportioned fourth bedroom with window overlooking the back garden and views beyond. Central heating radiator.

FAMILY BATHROOM/W.C.
7'10" x 5'10" (2.4m x 1.8m)
Frosted window to the front, tiled walls and floor. Fitted with a three piece quality white and chrome suite comprising panelled bath with thermostatic shower over and folding glazed screen, pedestal wash basin and low suite w.c. Central heating radiator and extractor fan.

BEDROOM ONE
18'4" x 12'5" (max) (5.6m x 3.8m (max))
Large window to the front, central heating radiator, loft access point and full width range of fitted wardrobes with four sliding doors.

EN SUITE SHOWER ROOM/W.C.
6'10" x 6'2" (2.08m x 1.88m)
Velux style rooflight set into the sloping ceiling to the rear, tiled walls and floor. Fitted with a three piece white and chrome suite comprising shower cubicle with twin head shower and folding glazed screen, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail and extractor fan.

OUTSIDE
To the front the property benefits from a wide tarmacadam parking space, suitable for two or perhaps three carefully parking vehicles side-by-side with EV charging port. The gardens extend round the side of the house to the rear where there is a paved patio sitting area, further gravelled sitting area, as well as a good sized lawn and useful wooden shed.

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.