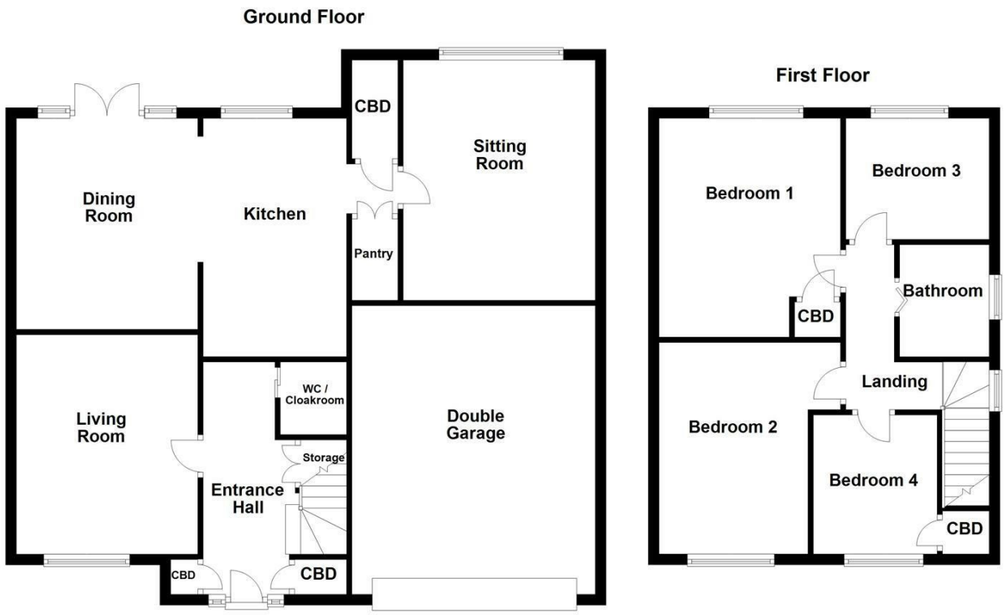

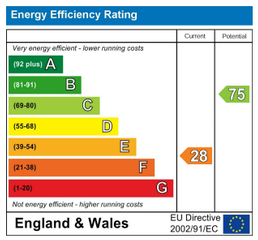

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Park Avenue, Darrington, Pontefract, WF8 3AY

For Sale Freehold £425,000

Situated in the sought after area of Darrington is this four bedroom detached family home benefitting from well proportioned accommodation throughout, modern fitted kitchen and attractive gardens to the front and rear.

The property briefly comprises of the entrance hall with access to three storage cupboards, living room, kitchen with storage cupboard and pantry cupboard, dining room and sitting room. The first floor landing leads to four bedrooms and the house bathroom/w.c. Outside to the front the garden is mainly laid to lawn with a paved pathway to the front door and a tarmacadam driveway providing off road parking for several vehicles leading to the double garage. To the rear the garden is laid to lawn incorporating stone paved and decked patio areas, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing with a gate leading to a park at the rear.

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.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Central heating radiator, spotlights to the ceiling, stairs to the first floor landing with understairs storage, access to two cupboards, doors to the w.c./cloakroom, living room and kitchen.

W.C./CLOAKROOM
4'0" x 4'9" (1.24m x 1.46m)
Concealed cistern low flush wc with wash basin built into the storage unit with storage below and mixer tap. Fully tiled and extractor fan.

LIVING ROOM
11'0" x 13'5" (3.36m x 4.11m)
Central heating radiator, coving to the ceiling and UPVC double glazed window to the front.

KITCHEN
15'8" x 8'9" (4.79m x 2.69m)
Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, breakfast bar with laminate work surface over, integrated dishwasher, space and plumbing for a washing machine and space and plumbing for an American style fridge/freezer. Integrated double oven, five ring gas hob with extractor hood above, spotlights to the ceiling and UPVC double glazed window to the rear. An opening through to the dining room, doors to a storage cupboard, pantry cupboard and sitting room.

DINING ROOM
11'0" x 12'10" (3.37m x 3.93m)
Spotlights to the ceiling, coving to the ceiling, central heating radiator, UPVC double glazed windows and a set of UPVC double glazed French doors leading to the rear garden.

SITTING ROOM
11'8" x 14'7" (3.57m x 4.47m)
UPVC double glazed window to the rear and central heating radiator.

FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE
11'1" x 13'6" (max) x 11'2" (3.38m x 4.12m (max) x 3.41m)
UPVC double glazed window to the rear, central heating radiator, access to a storage cupboard and fitted wardrobes.

BEDROOM TWO
13'0" x 11'1" (max) x 8'11" (min) (3.97m x 3.38m (max) x 2.73m (min))
UPVC double glazed window to the front and central heating radiator.

BEDROOM THREE
8'9" x 8'2" (2.68m x 2.5m)
Central heating radiator and UPVC double glazed window to the rear.

BEDROOM FOUR
7'7" x 8'0" (2.33m x 2.44m)
UPVC double glazed window to the front, access to overstairs storage cupboard and central heating radiator.

BATHROOM/W.C.
5'7" x 7'3" (1.71m x 2.23m)
UPVC double glazed frosted window to the side, chrome ladder style radiator, spotlights to the ceiling, concealed low flush w.c., ceramic wash basin built into storage unit with mixer tap, panelled bath with electric shower head attachment and glass shower screen.

OUTSIDE
To the front of the property the garden is mainly laid to lawn with planted features, pebbled areas, a paved pathway to the front door and tarmacadam driveway providing off road parking for several vehicles leading to the double garage with up and over door. To the rear the garden is lawn to lawn incorporating a stone paved patio area, perfect for outdoor dining and entertaining, with a decked and paved patio area, fully enclosed by hedging and timber fencing. Beyond the garden, it leads onto the park.

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.

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