WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

12 Oakwell Avenue, Pontefract, WF8 4LP

For Sale Freehold £325,000

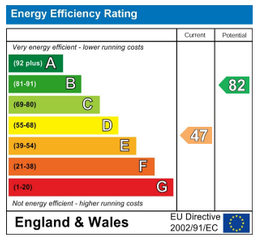
Superbly presented throughout is this three bedroom detached bungalow benefitting from ample off road parking, attractive landscaped rear garden and potential for a loft extension, subject to planning.

The property briefly comprises of the entrance hall, living room, kitchen, three bedrooms and the bathroom/w.c. Outside to the front there is a block paved driveway providing ample off road parking for several vehicles continuing down the side of the property leading to the single detached garage. The attractive rear garden comprises of two block paved patio areas, perfect for outdoor dining and entertaining and a lawned garden with summerhouse and two gardens sheds, fully enclosed by timber fencing.

The property is situated within easy reach of the broad range of shops, schools and recreational facilities offered by the centre of Pontefract. Situated in the fashionable South side of Pontefract, the property enjoys ready access to nearby countryside, as well as the national motorway network.

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

Ground Floor



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.

ACCOMMODATION

ENTRANCE HALL
Central heating radiator, loft access to the partially boarded loft where the combi boiler is housed and doors to the living room, kitchen, three bedrooms and the bathroom.

LIVING ROOM
15'11" x 12'0" (4.86m x 3.67m)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and fireplace with electric coal effect stove having marble hearth, wooden surround and wooden mantle.

KITCHEN
9'4" x 10'9" (2.85m x 3.29m)
UPVC double glazed frosted side door, UPVC double glazed window to the rear, spotlights to the ceiling, central heating radiator. Range of modern wall and base units with wooden work surface over, integrated fridge/freezer, integrated washing machine and slimline dishwasher. Integrated double oven with four ring gas hob and extractor hood above, tiled splash back, stainless steel sink and drainer with mixer tap and breakfast bar with matching wooden work surface over.

BEDROOM ONE
10'10" x 11'10" (3.31m x 3.62m)
Central heating radiator and UPVC double glazed window to the front.

BEDROOM TWO
10'11" x 9'10" (3.33m x 3.02m)
Set of UPVC double glazed French doors to the rear patio and central heating radiator.

BEDROOM THREE
10'11" x 9'5" (3.33m x 2.88m)
UPVC double glazed window to the side, central heating radiator and a set of fitted wardrobes,

BATHROOM/W.C.
5'9" x 6'7" (1.76m x 2.02m)
UPVC double glazed frosted window to the rear, extractor fan, spotlights to the ceiling, chrome ladder style radiator, concealed low flush w.c., ceramic wash basin built into a storage unit with mixer tap and tiled bath with mixer tap and shower head attachment.

OUTSIDE
To the front of the property there is ample off road parking for several vehicles continuing down the side of the property leading to the single detached garage with manual up and over door with power and light with a further side door. To the rear there is an attractive landscaped tiered garden with spotlights, block paved patio area, perfect for outdoor dining and entertaining, a lawned garden with raised planted and pebbled beds and a further block paved patio area with summerhouse and two garden sheds, fully enclosed by timber fencing. There is security lighting around the property.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.