



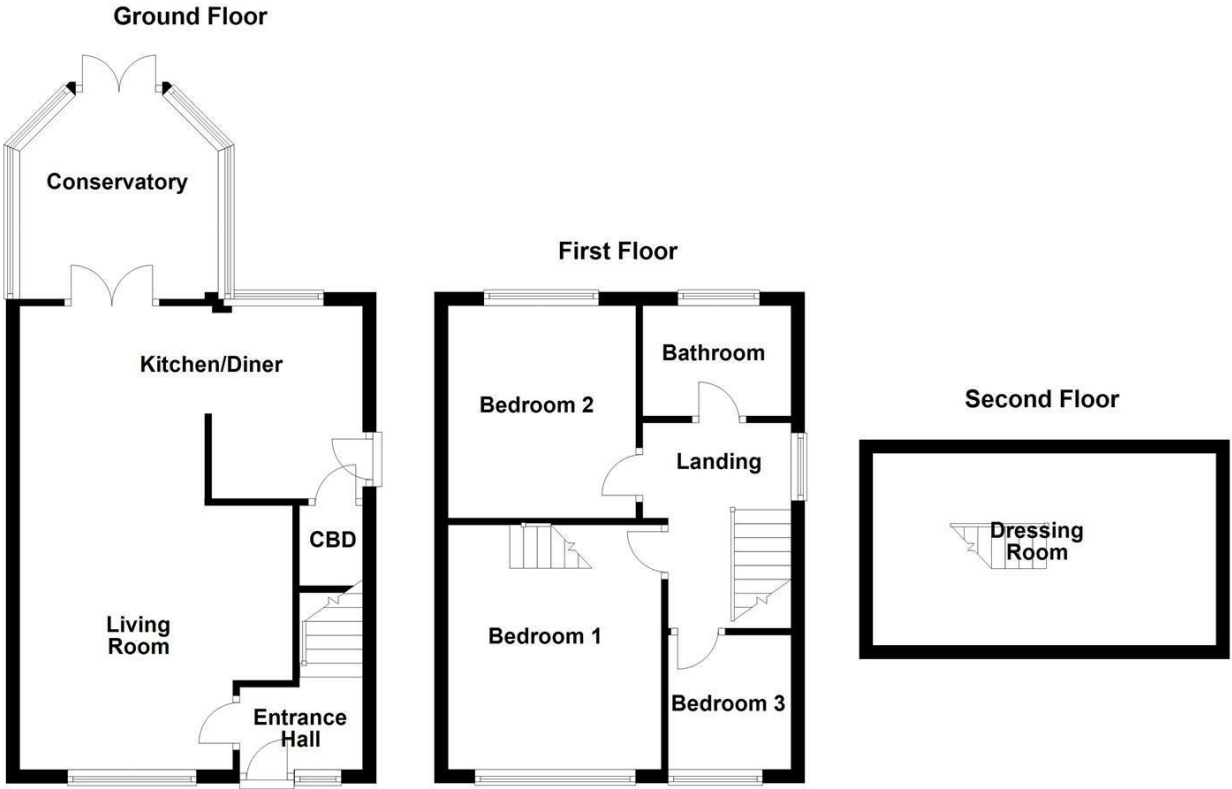
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**28 Springfield Avenue, Pontefract, WF8 2EB**

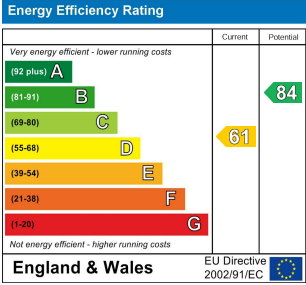
**For Sale Freehold Asking Price £180,000**

A three bedroom semi detached house renovated to a high standard throughout, enjoying open plan living/dining/kitchen with integrated appliances, modern bathroom/w.c..., bedroom one having staircase leading to its own dressing room (loft).

The accommodation fully comprises entrance hall, living room opening into the dining area and kitchen, a conservatory, first floor landing, three bedrooms and the house bathroom/w.c. The main bedroom has a built in staircase leading to the dressing room with hanging rails. Outside, to the front and side there is a block paved driveway and slate area. The enclosed rear garden has a lawn, timber decking, block paved patio and woodchip area all enclosed by conifers and fencing.

The property is within walking distance to the local amenities and schools, local bus routes travel to and from Pontefract town centre. For those looking to commute further afield on a regular basis then the M62 motorway network is a short drive away.

An early viewing comes highly recommended.



**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,  
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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

Composite front entrance door, laminate flooring, staircase with handrail leading to the first floor landing, UPVC double glazed frosted panel, door into the living room.

### LIVING ROOM

12'8" x 12'7" max x 10'2" min [3.87m x 3.86m max x 3.11m min]  
Laminate flooring, living flame effect gas fire on a marble hearth with matching interior and wooden decorative surround, recess shelving, recess storage cupboards, UPVC double glazed window to the front, central heating radiator, open to the kitchen diner.



### KITCHEN DINER

9'3" x 16'6" [2.82m x 5.05m]  
Central archway to the kitchen and diner area. Laminate flooring, contemporary wall mounted radiator, a range of wall and base units, laminate work surface, tiled splashback, 1 1/2 stainless steel sink and

drainer with mixer tap, plumbing and drainage for a washing machine, integrated oven and grill, four ring ceramic hob and cooker hood over. Integrated fridge freezer, door to understairs storage cupboard, composite side entrance door to the rear garden, UPVC double glazed French doors to the conservatory, laminate flooring.



### CONSERVATORY

9'10" x 9'6" [3m x 2.91m]  
UPVC double glazed windows, central heating radiator, power and light.

### FIRST FLOOR LANDING

Doors leading to the bedrooms and the bathroom/w.c. UPVC double glazed window to the side.

### BATHROOM/W.C.

4'9" x 6'9" [1.47m x 2.07m]  
Panelled bath with shower screen, mixer tap and mixer shower over having chrome rain shower head and shower attachment. Low flush

w.c. with concealed cistern, wash basin with chrome mixer tap built into high gloss vanity cupboards. Part tiled walls, tiled floor, chrome ladder style radiator, vanity mirror with LED lighting. UPVC double glazed frosted window to the rear, UPVC cladding to the ceiling with inset spotlights, extractor fan to the ceiling.



### BEDROOM ONE

11'10" x 10'1" [3.62m x 3.08m]  
UPVC double glazed window to the front, central heating radiator and a staircase leading to the a dressing room. Feature timber clad walling to two walls.



### BEDROOM TWO

9'2" x 9'9" [2.80m x 2.98m]  
UPVC double glazed window to the rear elevation, central heating radiator.



### BEDROOM THREE

6'6" x 5'10" [1.99m x 1.80m]  
UPVC double glazed window to the front, central heating radiator and utilised as a walk in wardrobe by the current owners. Fitted drawers and shelving.

### LOFT/DRESSING ROOM

16'5" x 9'3" [5.01m x 2.83m]  
Light, fixed hanging rails.

### OUTSIDE

To the front of the property there is a block paved driveway providing ample off road parking, UPVC porch at the entrance with slate border. The driveway continues down the side of the property. A timber gate provides access into the rear garden with a timber shed, block paved patio area, timber decked patio area, attractive lawn, woodchip play area and conifer hedges as well as fenced surrounds. Water point connection and outside sensor lighting.



### COUNCIL TAX BAND

The council tax band for this property is B

### EPC RATING

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

### 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.