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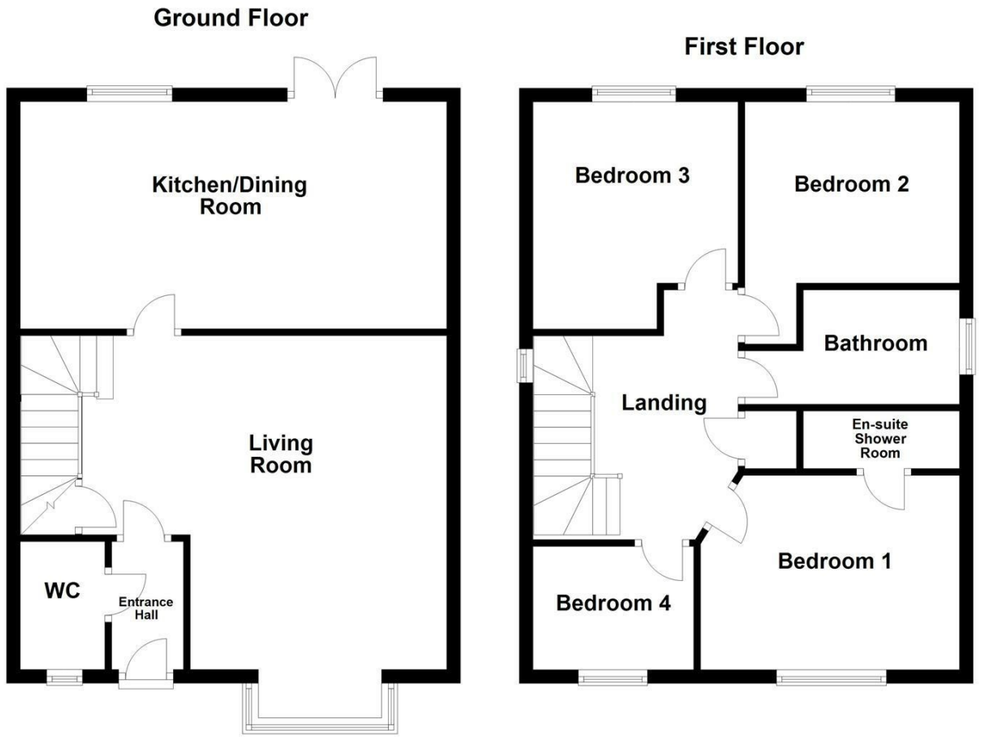


18 George Street, Streethouse, Pontefract, WF7 6DY

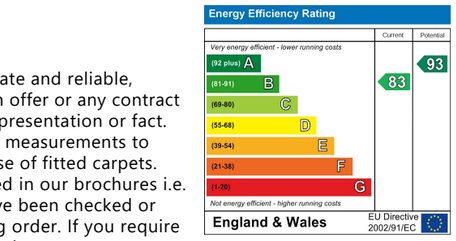
For Sale Freehold £250,000

Situated in Streethouse is this four bedroom detached family home benefiting from CCTV over four sides, alarm system, ample off road parking, enclosed rear garden and ideally located for transport links.

The property briefly comprises of the entrance hall, downstairs w.c., living room and kitchen/dining room. The first floor landing leads to four bedrooms (bedroom one boasting en suite shower facilities) and the house bathroom/w.c. Outside to the front is a driveway providing off road parking for several vehicles. To the rear is a lawned garden incorporating decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

Streethouse is ideal for a range of buyers, as for the first time buyer and growing family looking to move to the area. It is ideally located between both Featherstone and Wakefield making this an ideal spot for facilities such as shops and schools that can be found within both the town and city. It is approximately 13 minute drive to Pinderfields and Pontefract hospital. Supermarkets such as Lidl and B&M are nearby, approximately 5 minutes away, as well as a Post Office, children's park and two off licence shops minutes away. For transport links, Streethouse does have local bus routes to and from neighbouring towns and cites along with its own train station which only minutes away, for major city links. For those who look to travel further afield, motorway links are only a short distance from the property and for those who enjoy idyllic walks, Streethouse is semi rural so an ideal location.

Only a full internal inspection will reveal all that's on offer at this quality home and 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,
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.

SCAN ME

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door, central heating radiator, door to the living room and sliding door to the downstairs w.c.

W.C.
6'2" x 3'11" (1.88m x 1.21m)
UPVC double glazed frosted window to the front, central heating radiator, extractor fan, low flush w.c., ceramic wash basin built into storage unit with mixer tap and tiled splash back.

LIVING ROOM
20'5" x 16'1" (max) x 9'6" (min) (6.24m x 4.91m (max) x 2.91m (min))
Stairs to the first floor landing with understairs storage, UPVC double glazed box window to the front, two central heating radiators, spotlights to the ceiling and door through to the kitchen/dining room.

KITCHEN/DINING ROOM
20'5" x 10'10" (6.23m x 3.32m)
Range of modern wall and base units with laminate work surface over, breakfast bar with matching work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Four ring induction hob with extractor hood, integrated oven, integrated fridge/freezer, integrated washing machine and dishwasher. UPVC double glazed window and French doors to the rear, partial spotlights to the ceiling and central heating radiator.

FIRST FLOOR LANDING
Loft access, UPVC double glazed frosted window to the side, doors to a storage cupboard, four bedrooms and the house bathroom.

BEDROOM ONE
9'3" x 12'3" (max) x 10'5" (min) (2.84m x 3.75m (max) x 3.18m (min))
UPVC double glazed window to the front, central heating radiator and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
2'6" x 7'5" (0.78m x 2.28m)
Low flush w.c., wash basin built into storage unit with mixer tap, shower cubicle with overhead shower and shower head attachment. Extractor fan and spotlights to the ceiling.

BEDROOM TWO
10'4" x 11'9" (max) x 8'10" (min) (3.17m x 3.6m (max) x 2.71m (min))
UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE
9'7" x 11'0" (max) x 8'10" (min) (2.94m x 3.37m (max) x 2.7m (min))
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR
6'2" x 7'8" (1.89m x 2.36m)
UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.
5'5" x 10'4" (max) x 7'3" (min) (1.67m x 3.16m (max) x 2.23m (min))
UPVC double glazed window to the side, spotlights to the ceiling, extractor fan and chrome ladder style radiator. Ceramic wash basin built into storage unit with mixer tap, low flush w.c., P-shaped bath with mixer tap and shower head attachment. Partially tiled.

OUTSIDE
To the front of the property is a block paved and slate driveway providing off road parking for several vehicles. To the rear is a lawned garden incorporating decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

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.