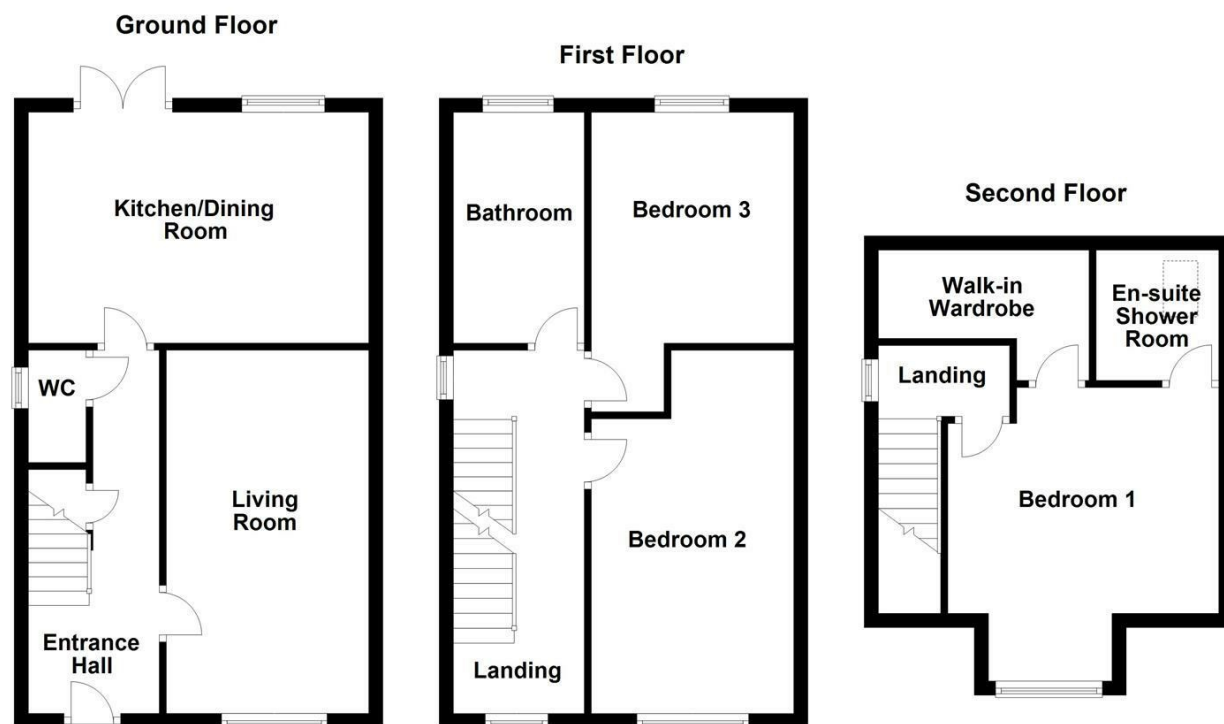




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5 Meadow View, Upton, Pontefract, WF9 1PW

For Sale Freehold £210,000

Nestled in a cul-de-sac location in Upton is this well presented three bedroom semi detached property with accommodation spanning over three floors and benefitting from ample reception space, off street parking and an attractive enclosed rear garden.

The property briefly comprises entrance hall, living room, downstairs w.c. and kitchen/dining room. The first floor landing leads to two bedrooms and the house bathroom/w.c. A further set of stairs leads to a further bedroom with walk in wardrobe and en suite shower room/w.c. Outside to the front is a lawned garden with paved pathway and off road parking for two vehicles. To the rear is a landscaped garden incorporating artificial lawned garden, paved patio area and wood chip area.

The property is aptly placed in Upton, close to local amenities such as shops and schools, making it an ideal place to settle for the growing family. For commuters looking to travel further afield, the A1 motorway is only a short distance away, as well as main bus routes run to and from Pontefract and Knottingley.

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

IMPORTANT NOTE TO PURCHASERS

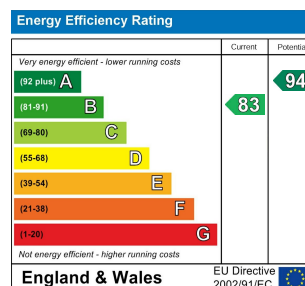
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, spotlights to the ceiling, stairs to the first floor landing with understairs storage cupboard and doors to the living room, kitchen/dining room and w.c.

LIVING ROOM

94" x 16'9" [2.86m x 5.13m]
UPVC double glazed window to the front, coving to the ceiling, picture rail and central heating radiator.



W.C.
2'9" x 5'2" [0.86m x 1.6m]
UPVC double glazed frosted window to the side, extractor fan, low flush w.c. and ceramic wash basin with mixer tap.

KITCHEN/DINING ROOM

10'8" x 16'0" [3.26m x 4.88m]
Range of modern wall and base units with granite work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back.

Integrated oven and microwave, four ring gas hob with stainless steel extractor hood, space and plumbing for a washing machine, dishwasher and an American style fridge/freezer. UPVC double glazed window to the rear, set of UPVC double glazed French doors to the rear garden, spotlights to the ceiling, central heating radiator and the Ideal combi boiler is housed in here.



FIRST FLOOR LANDING

Stairs to the second floor, spotlights to the ceiling, UPVC double glazed windows to the side and front, central heating radiator and doors to two bedrooms and the house bathroom.

BEDROOM TWO

9'3" x 16'9" [max] x 13'3" [min] [2.83m x 5.13m [max] x 4.06m [min]]
UPVC double glazed window to the front and central heating radiator.



BEDROOM THREE

9'3" x 14'5" [max] x 10'8" [min] [2.83m x 4.4m [max] x 3.27m [min]]
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

10'8" x 6'5" [3.27m x 1.96m]
Four piece suite comprising low flush w.c., ceramic wash basin with mixer tap, panelled bath with mixer tap and separate shower cubicle with overhead shower and glass shower screen. UPVC double glazed frosted window to the rear, chrome ladder style radiator, extractor fan, spotlights to the ceiling and partially tiled.



SECOND FLOOR LANDING

UPVC double glazed window to the side, spotlights to the ceiling and door to bedroom one.

BEDROOM ONE

12'10" x 13'2" [max] x 8'8" [3.92m x 4.03m [max] x 2.65m]
UPVC double glazed window to the front, central heating radiator and doors to the walk in wardrobe and en suite shower room.



WALK IN WARDROBE
9'7" x 7'11" [max] x 6'2" [min] [2.93m x 2.43m [max] x 1.89m [min]]
Spotlights to the ceiling.
EN SUITE SHOWER ROOM/W.C.
6'0" x 6'0" [1.84m x 1.84m]
Three piece suite comprising low flush w.c., ceramic wash basin with marble work top and mixer tap and shower cubicle with overhead shower and glass shower screen. Velux skylight, spotlights to the ceiling, chrome ladder style radiator and extractor fan.



OUTSIDE

To the front of the property the garden is laid to lawn and paved pathway to the front door. In front of the property is are two off road parking spaces. To the rear is a landscaped garden with stone paved patio area, perfect for outdoor dining and entertaining with artificial lawn and wood chipped area, ideal for families and pets. There are raised planted beds with railway sleeper borders, timber canopy and fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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.