



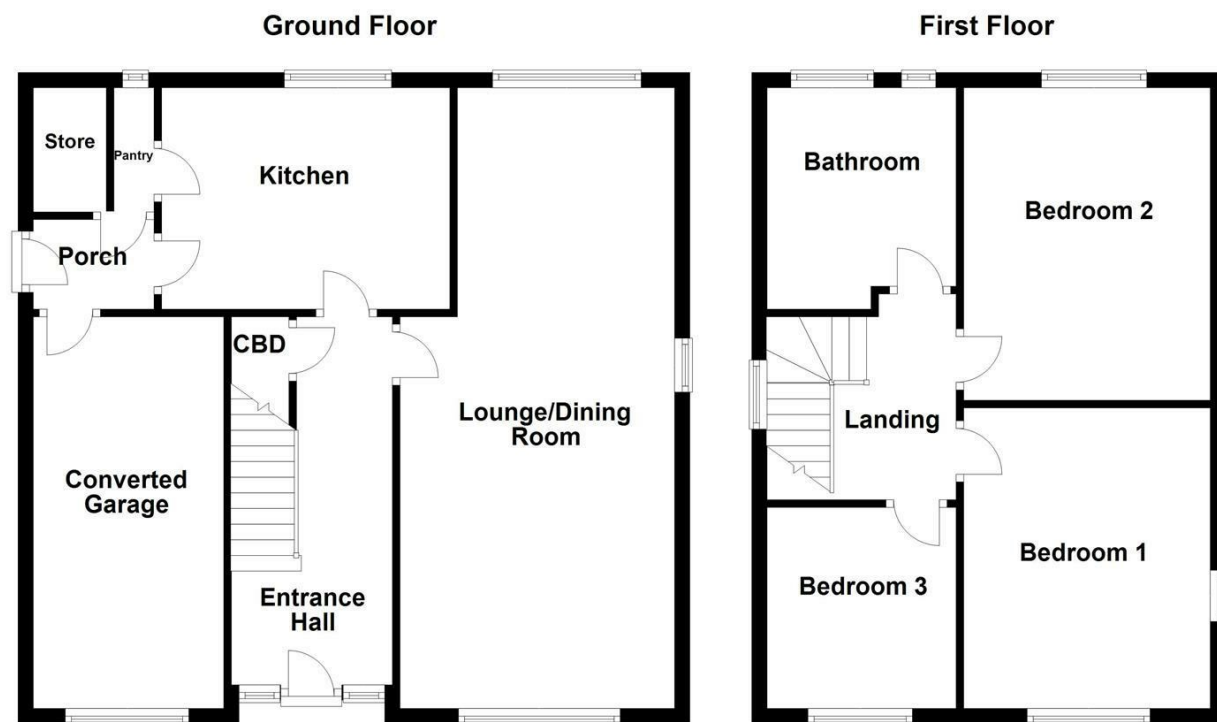
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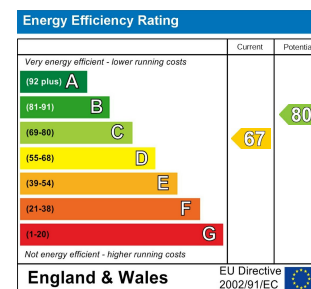
## 81 Lynwood Crescent, Pontefract, WF8 3QX

For Sale Freehold Asking Price £320,000

A deceptively spacious three/four bedroom detached family home sitting on a particularly well proportioned plot with a south facing rear garden in this well regarded development in the sought after side of Pontefract.

With a gas fired central heating system and sealed unit double glazed windows, this deceptively spacious property is approached via the front into a welcoming central reception hall. The main living room is of good proportions with windows to the front, side and rear and the kitchen is also generously sized with lovely views over the rear garden. A side entrance porch has a useful storage cupboard off and leads through into a part converted garage that if completed with all the necessary statutory consents would create a good size second living room or indeed an additional bedroom. To the first floor there are three well proportioned bedrooms served by a bathroom that is fitted with a modern white and chrome four piece suite. Outside the property has ample off street parking to the front, whilst round to the rear is a particularly large garden laid mainly to lawn with a good size patio seating area and a further decked entertaining area with gazebo.

The property is situated in this popular residential area within the fashionable south side of Pontefract within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centre which also has two railway stations and ready access to the motorway network.



### 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.

### 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



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## ACCOMMODATION

### OPEN ENTRANCE PORCH

With UPVC double glazed entrance door with side screens to the reception hall.

### RECEPTION HALL

15'8" x 6'10" [4.8m x 2.1m]

Central heating radiator, stairs to the first floor and useful under stair cupboard.

### LIVING ROOM

26'2" x 11'9" [8.0m x 3.6m]

A lovely through room with windows to both the front, rear and side. Two central heating radiators and a feature fireplace with a modern wooden surround with marble insert and hearth housing a living flame coal effect gas fire.

### KITCHEN

12'5" x 8'10" [3.8m x 2.7m]

With a window taking full advantage of the views over the rear garden and fitted with a good range of light wood grain effect wall and base units with contrasting dark laminate worktops and tiled splashbacks. Inset stainless steel sink unit, stainless

steel four ring gas hob with matching filter hood over, built in oven, integrated fridge and freezer, matching cupboard housing the Baxi gas fired central heating boiler. Cupboard with space and plumbing for a washing machine. Chrome ladder style heated towel rail.

### WALK IN PANTRY

Frosted window to the rear and fitted shelves.

### CONVERTED GARAGE

16'8" x 8'2" [5.1m x 2.5m]

Window to the front, frosted windows and personal door to the side. Once completed this room will offer a useful additional room ideal for use as either a home office, second living room or indeed as an additional bedroom, subject to gaining the necessary statutory consents.

### SIDE ENTRANCE HALL

External door to the side and useful built in cupboard.

### FIRST FLOOR LANDING

Large window to the side.

### BEDROOM ONE

12'9" x 10'9" [3.9m x 3.3m]

Large window to the front and additional window to the side. Central heating radiator.

### BEDROOM TWO

13'1" x 10'9" [4.0m x 3.3m]

Fine views over the rear garden and valley beyond. Central heating radiator.

### BEDROOM THREE

9'2" x 8'10" [2.8m x 2.7m]

A well proportioned third bedroom with a window to the front and a central heating radiator.

### BATHROOM/W.C.

8'6" x 8'2" [2.6m x 2.5m]

A well proportioned family bathroom with frosted windows to the rear and fitted with a quality four piece white and chrome suite comprising double ended bath, separate shower cubicle with Mira electric shower and folding glazed screen, vanity wash basin with cupboards under and low suite w.c. with concealed cistern, tiled walls and chrome ladder style heated towel rail.

### OUTSIDE

To the front the property has block paved off street parking spaces for several vehicles and steps that lead down to the front door. The pathway passes both sides of the house down to the rear where there is a large patio seating area enjoying views over a particularly spacious lawned garden beyond which is a large decked entertainment area with a gazebo with well stocked beds and borders.

### COUNCIL TAX BAND

The council tax band for this property is D

### 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.