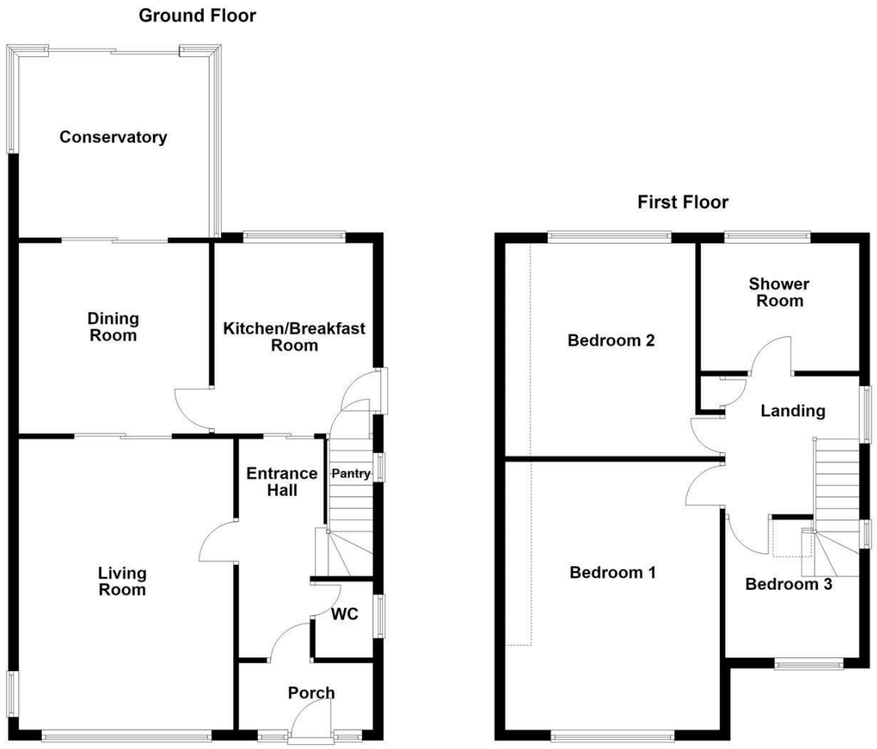
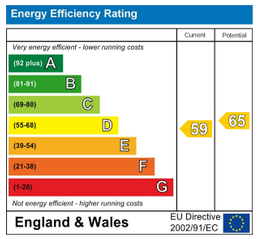




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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4 West Close, Pontefract, WF8 3NR

For Sale Freehold £450,000

A superb opportunity to purchase this spacious and well appointed three bedroom detached family home, occupying a sought after residential position and benefitting from generous living accommodation, attractive gardens, ample off road parking and a larger than average attached garage with adjoining workshop.

The accommodation is approached through an entrance porch leading into the central hallway, which provides access to the downstairs W.C., spacious living room and kitchen breakfast room. The living room enjoys a dual aspect and feature fireplace, with sliding doors opening into the separate dining room. The dining room in turn leads into the conservatory, which overlooks and provides direct access onto the landscaped rear garden. The kitchen breakfast room is fitted with a comprehensive range of units and integrated appliances and also benefits from a useful pantry cupboard. To the first floor are three well proportioned bedrooms, all benefitting from fitted wardrobes, together with a generously sized four piece house shower room and additional storage.
Externally, to the front is an attractive lawned garden and substantial driveway providing ample off road parking and leading to the attached garage. The garage is larger than average and connects to a substantial rear workshop/utility area, providing excellent storage and versatility. A gated pathway leads around the side of the property into the enclosed rear garden, where a paved patio beneath a timber pergola provides an excellent outdoor entertaining space. Beyond is an attractive lawn with established planted borders, all enclosed by fencing and walling.

The property is conveniently positioned within easy reach of local amenities and schools, with regular bus services providing access towards Pontefract town centre. The A1[M] motorway network is also within easy reach for those travelling further afield.

Only a full internal inspection will truly reveal the space, versatility and potential this quality family home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH
UPVC double glazed front entrance door leading into the porch. Four frosted UPVC double glazed side panels positioned either side of the entrance door. Coving to the ceiling and solid timber inner door with glazed inserts providing access into the entrance hall.

ENTRANCE HALL
Coving to the ceiling, central heating radiator with decorative cover and staircase with handrail providing access to the first floor landing. A stair lift is currently fitted to the staircase. Three doors provide access to the living room, kitchen breakfast room and downstairs W.C.

DOWNSTAIRS W.C.
4'7" x 3'6" (1.42m x 1.09m)
Fitted with a two piece suite comprising concealed cistern low flush W.C. and wash basin with chrome mixer tap set within a laminate work surface with vanity storage below. Half tiled walls, fully tiled flooring, white ladder style heated towel radiator and coving to the ceiling. Frosted UPVC double glazed window to the side aspect.

LIVING ROOM
18'11" x 13'6" (5.77m x 4.12m)
Enjoying a dual aspect with UPVC double glazed windows overlooking the front and side elevations. Feature electric fire set on a decorative marble hearth with stone inset and solid timber mantle. Built-in storage cupboard, coving to the ceiling, two wall lights, central heating radiator and skirting boards. Timber sliding doors provide access into the separate dining room. Sky cable connection to satellite dish.



DINING ROOM
12'0" x 11'11" (3.66m x 3.64m)
Coving to the ceiling and central heating radiator. Timber door with glazed inserts providing access into the kitchen breakfast room. Solid timber sliding patio doors opening into the conservatory

CONSERVATORY
12'0" x 11'5" (3.67m x 3.49m)
Timber framed double glazed windows to three sides. Solid timber sliding patio doors opening directly onto the landscaped rear garden. Central heating radiator, two wall lights and power points.



KITCHEN BREAKFAST ROOM
11'11" x 9'11" (3.64m x 3.03m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. One and a half bowl sink and drainer with mixer tap, integrated full size Electrolux dishwasher, integrated oven and grill and four ring gas hob with extractor hood above. Integrated under-counter fridge and separate integrated freezer. Display cabinet with glazed front and under-cabinet lighting. Breakfast bar providing seating for four with low hanging pendant light above. UPVC double glazed window overlooking the rear aspect, central heating radiator and coving to the ceiling. UPVC double glazed side entrance door. Timber door providing access into a useful understairs pantry/storage cupboard housing the property meters, with frosted UPVC double glazed window overlooking the side aspect



FIRST FLOOR LANDING
Coving to the ceiling, loft ladder to boarded out loft and UPVC double glazed window overlooking the side elevation. Central heating radiator with decorative cover. Five doors provide access to three bedrooms, the house shower room and a useful storage/airing cupboard with fitted shelving.

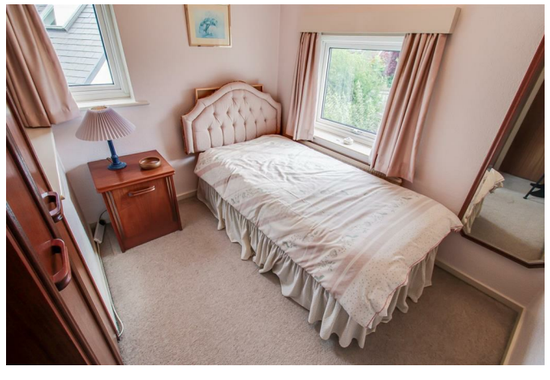
BEDROOM ONE
16'11" x 13'6" (5.17m x 4.12m)
UPVC double glazed window overlooking the front elevation. Range of fitted wardrobes to one wall and central heating radiator with decorative cover.



BEDROOM TWO
14'0" x 11'8" (4.28 x 3.57)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Range of fitted wardrobes to one wall.



BEDROOM THREE
8'9" x 8'5" (2.68m x 2.58m)
Dual aspect with two UPVC double glazed windows overlooking the front and side elevations. Fitted double wardrobe and central heating radiator.



HOUSE SHOWER ROOM
9'11" x 8'0" (3.04m x 2.46m)
Fitted with a four piece suite comprising low flush W.C., bidet with mixer tap, pedestal wash basin with mixer tap and larger than average low step shower enclosure with glazed sliding door and mixer shower. Part tiled walls, inset spotlights and extractor fan to the ceiling. Central heating radiator, chrome ladder style heated towel radiator and illuminated vanity mirror. Frosted UPVC double glazed window overlooking the rear elevation



MAIN GARAGE
16'7" x 12'10" (5.07m x 3.93m)
Larger than average attached garage with electric sectional door to the front, power and lighting. Timber door providing access into the adjoining rear workshop area. The garage was designed with increased roof height, having previously been used to accommodate a caravan. Subject to any necessary building regulations and planning consents, the garage arrangement may offer potential for alternative use or adaptation.

REAR WORKSHOP/UTILITY AREA
15'5" x 13'10" (4.71m x 4.23m)
Located to the rear of the garage and providing excellent additional storage and workshop space. UPVC double glazed window overlooking the rear aspect, timber door opening onto the garden, fixed shelving, power and lighting. External water connection positioned to the rear, providing cold water supply to sink and washing machine.

OUTSIDE
To the front is an attractive lawned garden with planted borders to three sides. A paved pathway leads from the roadside to the front entrance door, with outside lighting. A concrete driveway provides ample off road parking and leads to the attached garage. A further paved pathway runs along the side of the property through a cast iron gate and then a timber gate, providing access into the enclosed rear garden. To the rear is a beautifully maintained and enclosed garden with a paved pathway leading to a paved patio area beneath a timber pergola with translucent roof covering, providing an ideal space for outdoor dining and entertaining. Beyond is an attractive L-shaped lawn with low maintenance planted borders incorporating a range of established shrubs and plants. The garden is enclosed by timber panel fencing and a substantial boundary wall. There is also direct access into the workshop at the rear of the garage, together with an external water connection and outside lighting.



PLANNING PERMISSION
The property has previously benefitted from planning permission for the creation of two additional bedrooms above the garage. This permission has now lapsed and any purchaser wishing to revisit the proposal would need to make their own enquiries and obtain the necessary planning and building regulation approvals.

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.