Richard Kendall Estate Agent

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11 Wren Croft, Pontefract, WF8 1SG

For Sale Freehold £225,000

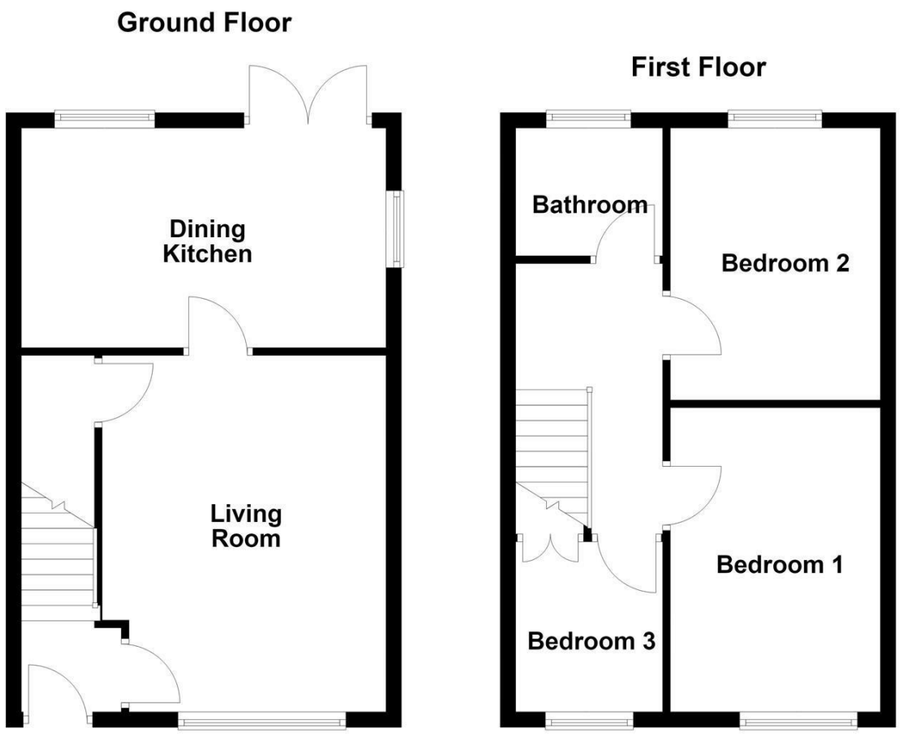
A well presented three bedroom semi detached family home, occupying a pleasant cul de sac position within this popular residential area on the fringe of Pontefract town centre. Offering well proportioned accommodation throughout, together with ample off road parking, a detached garage and low maintenance gardens, this property is ideally suited to first time buyers, professional couples and growing families.

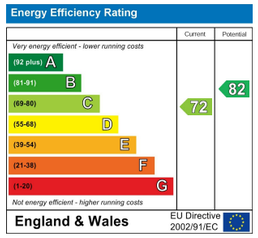
Benefitting from gas central heating and UPVC double glazing throughout, the accommodation is approached via a welcoming entrance hall leading into a spacious living room overlooking the front garden. Spanning the full width of the rear of the property is an attractive dining kitchen, fitted with a modern range of high gloss white units incorporating integrated cooking appliances. The adjoining dining area enjoys French doors opening onto the rear garden, creating an ideal space for both everyday family living and entertaining. To the first floor, the landing provides access to two generous double bedrooms, a further well proportioned single bedroom and a contemporary family bathroom fitted with a stylish white suite complemented by chrome fittings.

Externally, the property enjoys a low maintenance front garden together with a driveway providing ample off road parking, leading to a detached single garage. The rear garden has been designed with ease of maintenance in mind, featuring decorative gravel areas and a raised paved patio, creating an ideal setting for outdoor dining and relaxation.

The property occupies a desirable cul de sac location within easy reach of the wide range of shops, schools and recreational facilities available in Pontefract town centre. Pontefract also benefits from two railway stations and excellent access to the national motorway network, making the property particularly attractive to commuters.

Offered for sale with no chain, an early viewing is highly recommended to fully appreciate all that this superb family home has to offer.





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.

ACCOMMODATION

ENTRANCE HALL
A UPVC front entrance door leads into the entrance hall, which has wood effect laminate flooring, a staircase leading to the first floor landing and a central heating radiator concealed within a decorative cabinet.

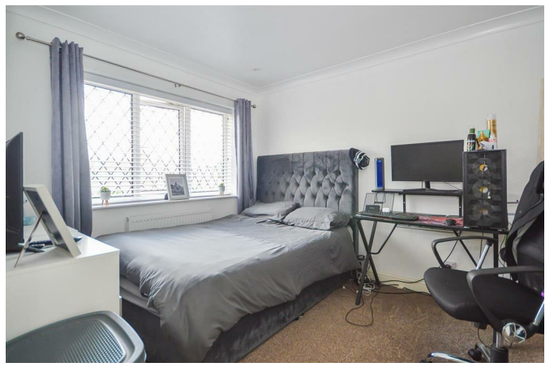
LIVING ROOM
15'1" x 12'1" (4.60m x 3.70m)
A UPVC double glazed window overlooking the front aspect, continuation of the wood effect laminate flooring, two central heating radiators and a useful under stairs storage cupboard.

DINING KITCHEN
15'5" x 9'2" (4.70m x 2.80m)
Fitted with a good range of gloss white wall and base units with wood effect laminate work surfaces and matching upstands, incorporating a stainless steel sink and drainer. There is a four ring ceramic hob with extractor hood above, built-in oven, space and plumbing for a washing machine and space for a tall freestanding fridge freezer. A matching cupboard houses the Worcester gas fired combination boiler. The dining area has a central heating radiator. UPVC double glazed windows overlook the rear and side aspects, while UPVC double glazed French doors provide access to the rear garden.

FIRST FLOOR LANDING
Loft access and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
12'9" x 8'10" (3.90m x 2.70m)
A well proportioned double bedroom with a UPVC double glazed window overlooking the front aspect and a central heating radiator.

BEDROOM TWO
11'5" x 8'10" (3.50m x 2.70m)
A second well proportioned double bedroom featuring a UPVC double glazed window overlooking the rear garden and a central heating radiator.



BEDROOM THREE
7'2" x 6'2" (2.20m x 1.90m)
A UPVC double glazed window overlooking the front aspect, central heating radiator and a useful over stairs storage cupboard.

BATHROOM/W.C.
6'2" x 5'6" (1.90m x 1.70m)
Fitted with a three piece white suite comprising a panelled bath with thermostatic shower over and folding glazed shower screen, pedestal wash basin and low flush WC. The bathroom benefits from tiled walls and flooring, a chrome ladder style heated towel rail, extractor fan and a frosted UPVC double glazed window overlooking the rear aspect.

OUTSIDE
To the front of the property is a low maintenance pebbled garden, together with a driveway providing off road parking and continuing along the side of the house. To the rear is a detached garage with an up-and-over door to the front and a personal door providing access from the garden. The rear garden has also been designed for low maintenance, featuring a pebbled area with steps leading up to a paved patio seating area.

COUNCIL TAX BAND
The council tax band for this property is B.

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.