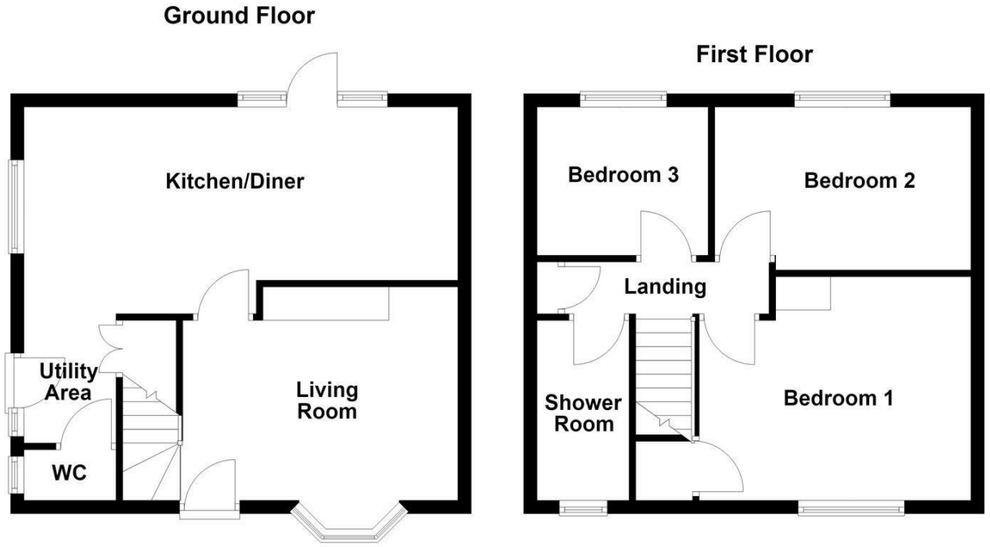
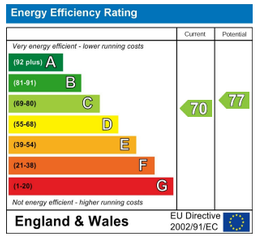


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

24 Lynwood Crescent, Fitzwilliam, Pontefract, WF9 5DL

For Sale Freehold £150,000

Situated in the popular Fitzwilliam area of Pontefract is this well presented three bedroom semi detached home. Offering well proportioned accommodation throughout, the property benefits from three good sized bedrooms, generous living space, ample off road parking and a sizeable enclosed rear garden, making it an ideal purchase for first time buyers, professional couples and small families alike.

The accommodation briefly comprises a spacious living room with staircase to the first floor and access to the kitchen diner. The kitchen diner opens onto the rear garden and leads through to a useful utility area, which in turn provides access to understairs storage, a downstairs WC and the side of the property. To the first floor, the landing provides access to the loft space, a useful storage cupboard, three well proportioned bedrooms and the shower room. The principal bedroom also benefits from an overstairs storage cupboard. Externally, the front of the property has been designed with ease of maintenance in mind, incorporating paved areas and a block paved driveway providing off road parking for up to three vehicles. The driveway leads to a detached single garage with an up and over door. To the rear is a generous lawned garden with a decorative gravelled border and mature shrubs, together with a paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both children and pets.

Fitzwilliam is a convenient location for a range of buyers, with local shops, schools and everyday amenities close by. A wider selection of facilities can be found in neighbouring Hemsworth, Featherstone and Pontefract. Fitzwilliam railway station provides useful transport links, whilst excellent road connections offer convenient access to the M1 and M62 motorway networks for those travelling further afield.

An early viewing is highly recommended to fully appreciate all that this attractive home has to offer.

ACCOMMODATION

LIVING ROOM
16'5" x 10'5" (5.02m x 3.20m)
Composite front entrance door with frosted glazed panel leading into the living room. UPVC double glazed bay window overlooking the front elevation, dado rail, central heating radiator, staircase providing access to the first floor landing and door leading through to the kitchen diner. Feature electric fire set on a marble hearth with matching surround and mantle.

KITCHEN DINER
21'3" x 10'2" (6.50m x 3.10m)
Fitted with a range of modern Shaker style wall and base units with oak work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Space and plumbing for a gas cooker and space for an under counter fridge/freezer. Opening through to the utility area, UPVC double glazed window overlooking the side elevation and UPVC double glazed doors providing access to the rear garden. Dado rail and central heating radiator.

UTILITY AREA
4'9" x 6'0" (1.47m x 1.83m)
Door providing access to the downstairs W.C., further door leading to understairs storage and composite side entrance door with frosted glazed panel. Central heating radiator and space and plumbing for a washing machine and tumble dryer.

W.C.
4'7" x 2'8" (1.40m x 0.82m)
Frosted UPVC double glazed window overlooking the side elevation, low flush W.C. and ceramic wash basin set within a vanity unit with storage below, mixer tap and tiled splashback.

FIRST FLOOR LANDING
Loft access and doors providing access to a storage cupboard, three bedrooms and the shower room.

BEDROOM ONE
13'3" x 10'6" (4.06m x 3.21m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling, central heating radiator and access to an overstairs storage cupboard housing the Ideal combination boiler.

BEDROOM TWO
12'6" x 8'9" (3.82m x 2.68m)
UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.

BEDROOM THREE
8'5" x 7'9" (2.58m x 2.38m)
UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.

SHOWER ROOM/W.C.
4'5" x 8'6" (1.37m x 2.60m)
Frosted UPVC double glazed window overlooking the front elevation, chrome ladder style central heating radiator, low flush W.C. and wall mounted wash basin with mixer tap. Shower enclosure with mains fed shower, separate shower attachment and glass shower screen. Partial wet wall panelling, half tiled walls and coving to the ceiling.

OUTSIDE
To the front of the property is a low maintenance paved garden enclosed by timber fencing, together with a block paved driveway providing off road parking for up to three vehicles. The driveway continues down the side of the property and leads to a detached single garage with up and over door. To the rear is a predominantly lawned garden with a pebbled border incorporating mature shrubs and planting, together with a paved patio area ideal for outdoor dining and entertaining, fully enclosed by timber fencing, making it ideal for both children and pets.

PLEASE NOTE
This property is non-standard construction (concrete) which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

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

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.