



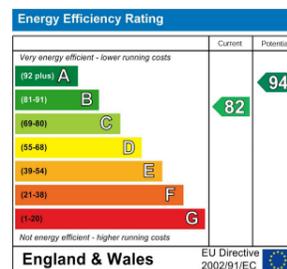
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OSSETT  
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HORBURY  
01924 260 022

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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.



**9 William Street, Pontefract, WF8 2FT**

**For Sale Freehold £280,000**

Situated on this sought after modern development in Pontefract is this superbly presented three bedroom detached family home. Boasting a wealth of spacious accommodation throughout, ample reception space, and attractive front and rear gardens with open views to the rear, this property is certainly not one to be missed.

The property briefly comprises of an entrance hall with staircase rising to the first floor and door leading through to the living room. The living room benefits from useful under stairs storage and provides access to the kitchen diner at the rear. The kitchen diner overlooks the rear garden and gives access to the utility room, which in turn leads to the downstairs WC. To the first floor landing there is loft access and doors leading to bedroom one, which benefits from a walk in wardrobe and en suite shower room, bedroom two with over stairs storage cupboard, bedroom three, and the house bathroom serving the landing. Externally, to the front of the property is a lawned garden with shrub and pebbled borders, together with a tarmac driveway providing off road parking for two vehicles, leading to the single integral garage which benefits from an EV charging point, with an additional external EV charging point to the front of the property. To the rear is an enclosed garden, mainly laid to lawn with a paved patio seating area, ideal for outdoor dining and entertaining, fully enclosed by timber fencing and enjoying far reaching open views beyond the rear boundary.

Pontefract is a fantastic location for a wide range of buyers, including first time buyers, growing families, and professional couples. A selection of local shops, schools, and well regarded public houses can be found within walking distance of the property. For transport links, local bus routes run close by, and Pontefract itself benefits from three train stations providing access to major cities including Leeds and London. For those travelling further afield, the A1 and M62 motorway networks are only a short drive away. Leisure facilities nearby include Pontefract Racecourse, while the neighbouring town of Castleford offers Junction 32 Shopping Outlet and the Xscape entertainment complex.

Only a full internal inspection will truly reveal all that this fantastic home has to offer, and an early viewing is highly recommended to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

Entrance hall with composite front door with frosted glazed panel leading into the property, staircase rising to the first floor landing, central heating radiator, and door through to the living room.

### LIVING ROOM

17'3" x 13'4" [max] x 5'9" [min] [5.27m x 4.08m [max] x 1.77m [min]] UPVC double glazed window to the front elevation, door through to the kitchen diner, access to under stairs storage, and two central heating radiators.



### KITCHEN DINER

17'1" x 11'0" [max] x 8'3" [min] [5.22m x 3.37m [max] x 2.52m [min]] Inset spotlights to the ceiling, UPVC double glazed window to

the rear, and UPVC double glazed box bay to the rear with a set of UPVC double glazed French doors. Central heating radiator and door through to the utility room. Fitted with a range of modern gloss wall and base units with laminate work surfaces over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring electric Zanussi hob with glass splashback and stainless steel extractor hood above, integrated Zanussi oven, integrated Zanussi dishwasher, and integrated Zanussi fridge freezer.

### UTILITY ROOM

5'2" x 5'0" [1.60m x 1.53m] UPVC double glazed door to the rear, extractor fan, central heating radiator, modern gloss wall units with laminate work surface over, space and plumbing for washing machine and tumble dryer, and Ideal Logic boiler housed within.

### DOWNSTAIRS W.C.

5'2" x 3'0" [1.58m x 0.92m] Frosted UPVC double glazed window to the side elevation, central heating radiator, low flush WC, pedestal wash basin with mixer tap and tiled splashback.

### FIRST FLOOR LANDING

Loft access, central heating radiator, and doors providing access to three bedrooms and the house bathroom.

### BEDROOM ONE

11'11" x 8'11" [3.64m x 2.72m] UPVC double glazed window to the front elevation, central heating radiator, and opening through to the walk in wardrobe.



### WALK IN WARDROBE

6'11" x 5'6" [2.12m x 1.70m] UPVC double glazed window to the rear, central heating radiator, and door leading to the en-suite shower room.

### EN SUITE SHOWER ROOM

6'11" x 3'11" [2.11m x 1.20m] Frosted UPVC double glazed window to the rear, extractor fan, central heating radiator, low flush WC, pedestal wash basin with mixer tap and tiled splashback, and shower cubicle with electric shower, glass screen, and tiled surround.

### BEDROOM TWO

10'4" x 11'10" [max] x 11'0" [min] [3.15m x 3.63m [max] x 3.37m [min]] UPVC double glazed window to the front elevation, central heating radiator, decorative wall panelling, and over stairs storage cupboard.



### BEDROOM THREE

10'9" x 6'5" [max] x 5'11" [min] [3.30m x 1.97m [max] x 1.82m [min]] UPVC double glazed window to the rear elevation, central heating radiator, and decorative wall panelling to one wall.

### BATHROOM

6'3" x 6'2" [1.92m x 1.90m] Frosted UPVC double glazed window to the rear, extractor fan, central heating radiator, low flush WC, pedestal wash basin with mixer tap and tiled splashback, and panelled bath with mixer tap and tiled surround.



## OUTSIDE

Externally, to the front of the property there is a lawned garden with pebbled and shrub borders, together with a tarmac driveway providing off road parking for two vehicles leading to the single integral garage with up-and-over door, power and lighting, and EV charging point, with an additional external EV charging point to the front of the property. To the rear is an enclosed garden, mainly laid to lawn with paved patio seating area ideal for outdoor dining and entertaining, fully enclosed by timber fencing and enjoying far reaching rural views, with an attractive walking track located beyond the rear boundary.



## COUNCIL TAX BAND

The council tax band for this property is D.

## 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.

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

## VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.