



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



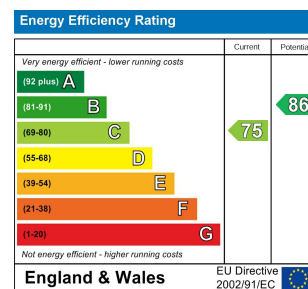
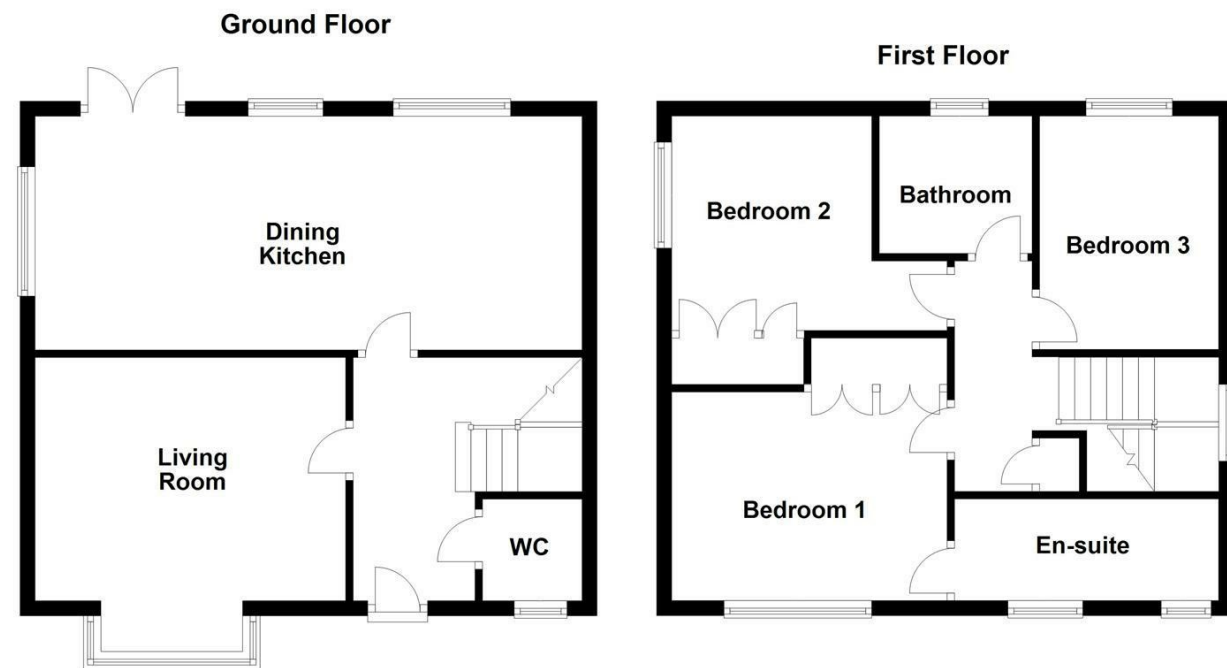
72a Eastbourne View, Pontefract, WF8 2HH

For Sale Freehold £235,000

A deceptively spacious three bedroom detached family house situated on a corner plot in this popular residential area within easy reach of the town centre.

With a gas fired central heating system and sealed unit double glazed windows, this deceptively spacious property is approached via a welcoming reception hall that has a guest w.c. off to the side. The living room is situated to the front of the house with a square bay window and a feature fireplace, whilst spanning the entire rear of the house is a large dining kitchen with fitted units, integrated appliances and French doors out to the rear garden. To the first floor the principal bedroom has fitted wardrobes as well as an en suite shower room/w.c. with two further good size bedrooms being served by the family bathroom/w.c. Outside the property has gardens to both the front and rear, as well as driveway parking leading to the single garage.

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



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

RECEPTION HALL

10'5" x 10'2" [3.2m x 3.1m]

UPVC front entrance door, central heating radiator, stairs to the first floor and useful understair cupboard.

GUESTS W.C

4'7" x 4'3" [1.4m x 1.3m]

With a frosted window to the front, fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and pedestal wash basin, central heating radiator, extractor fan and wall mounted Ideal gas fired central heating boiler.

LIVING ROOM

13'9" x 10'5" [4.2m x 3.2m]

Square bay window to the front, double central heating radiator and a feature fireplace with brick surround and tiled hearth housing a living flame coal effect stoves style fire.



DINING KITCHEN

24'3" x 10'2" [7.4m x 3.1m]

Spanning the entire rear of the property, a large family room. To the kitchen area a good range of wood effect wall and base units with contrasting dark laminate work tops incorporating a stainless sink unit. Stainless steel four ring gas hob with filter hood over, built in oven and grill, integrated fridge and freezer, integrated dishwasher, space and plumbing for a washing machine, central heating radiator and adjoining dining area with French doors out to the rear garden and central heating radiator.



FIRST FLOOR CENTRAL LANDING

Built in linen cupboard and central heating radiator.

BEDROOM ONE

12'1" x 9'6" [3.7m x 2.9m]

Window to the front, central heating radiator and a fitted wardrobe.



EN SUITE SHOWER ROOM/W.C.

11'9" x 4'7" [3.6m x 1.4m]

Two frosted windows to the front, central heating radiator. Three piece white and chrome suite comprising corner shower cubicle, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Part tiled walls, extractor fan and central heating radiator.



BEDROOM TWO

9'6" x 8'10" [2.9m x 2.7m]

Window to the side, central heating radiator and fitted wardrobes. Loft access hatch.

BEDROOM THREE

10'5" x 7'10" [3.2m x 2.4m]

Window to the rear garden and a central heating radiator.

HOUSE BATHROOM/W.C.

6'6" x 5'10" [2.0m x 1.8m]

Frosted window to the rear, part tiled walls and fitted with a three piece white and chrome suite comprising panelled bath with shower over and glazed screen, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail, extractor fan and electric shaver socket.

OUTSIDE

To the front the property has a well proportioned predominantly lawned garden with a hand gate and specimen tree. The gardens continue around the side of the house to the rear where there is a further lawned garden and a handgate out to the driveway to the rear, which provides an off street parking space and leads up to the single garage.



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.