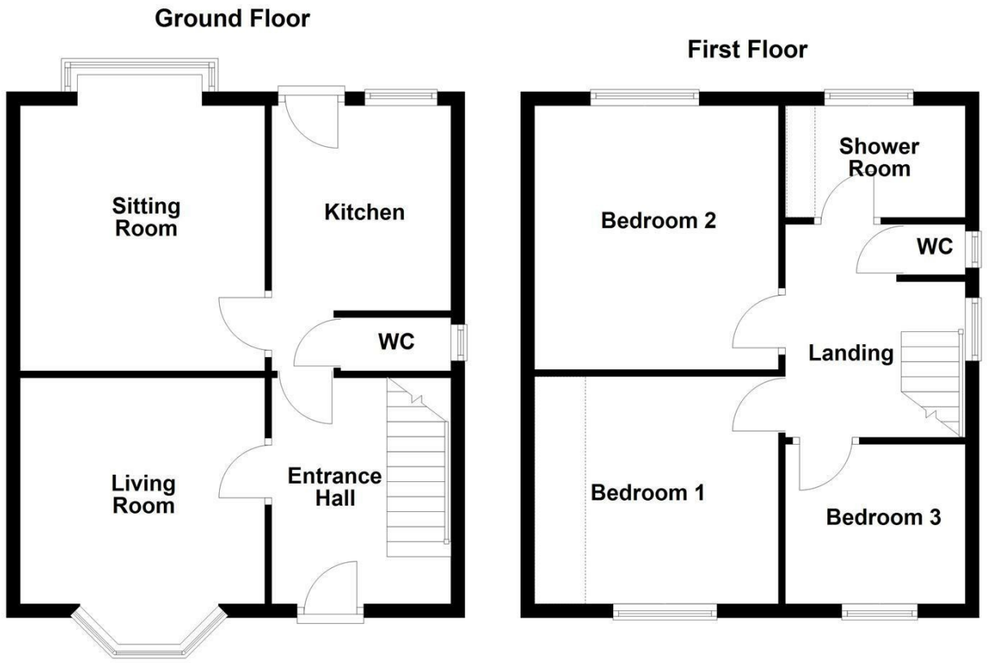

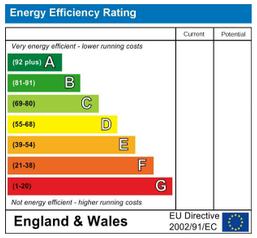

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

43 Park Lane, Pontefract, WF8 4QH

For Sale Freehold £260,000

Proudly presented to the market is this spacious three bedroom semi detached home, pleasantly situated on Park Lane in Pontefract. The property offers generous accommodation throughout, including three well proportioned bedrooms, a modern shower room, a downstairs w.c. and a separate first floor w.c., making it ideally suited to families and those seeking flexible living space.

The accommodation briefly comprises an entrance hall providing access to the living room and kitchen, with a staircase rising to the first floor. The kitchen offers internal access to the downstairs W.C. and a separate sitting room, and a door opening onto the rear garden. To the first floor, the landing leads to two double bedrooms, a further single bedroom, a modern three piece shower room housing the gas combination boiler, a separate w.c. and loft access. Externally, the property enjoys a large concrete driveway to the front providing ample off road parking, alongside a lawned garden enclosed by mature shrubs and a patio area, with side access to the rear. The generous south facing rear garden is mainly laid to lawn and enclosed by a combination of timber fencing and established hedging, offering excellent outdoor space and further potential to extend, subject to the necessary planning consents.

The property offers excellent scope for modernisation to suit personal tastes and would make an ideal purchase for young and growing families, or those seeking a project home. Conveniently located close to Tanshelf Railway Station, opposite the New College in Pontefract, and within easy reach of Pontefract town centre. The property is also well placed for motorway links, making it ideal for commuters.

Benefiting from gas central heating via a combination boiler and offered to the market with vacant possession and no onward chain. An internal viewing is highly recommended to fully appreciate the space and potential on offer.

ACCOMMODATION

ENTRANCE HALL
Carpet flooring, a central heating radiator, a timber single glazed window facing the front elevation and a staircase to the first floor, with openings into the living room and the kitchen.

LIVING ROOM
10'7" x 11'6" (3.24m x 3.53m)
Carpet flooring, a timber single glazed bay window facing the front elevation, central heating radiator and coving to the ceiling.

KITCHEN
13'6" x 8'5" (4.14m x 2.59m)
Laminate flooring, a range of wall and base units with work surfaces over, freestanding cooker, freestanding washing machine, stainless steel sink with mixer tap and drainer, timber single glazed window facing the rear elevation and a timber door leading to the rear.

SITTING ROOM
11'7" x 12'9" (3.55m x 3.90m)
Carpet flooring, central heating radiator, a timber single glazed bay window facing the rear elevation and coving to the ceiling.

W.C.
5'4" x 2'6" (1.63m x 0.77m)
Lino flooring, a low flush w.c. and a single glazed window facing the side elevation.

FIRST FLOOR LANDING
A timber single glazed window facing the side elevation, carpet flooring, central heating radiator and access to three bedrooms, the shower room and a separate w.c, along with loft access.

SHOWER ROOM
5'1" x 6'11" (1.57m x 2.11m)
Tiling from floor to ceiling, chrome ladder style radiator, wall mounted hand wash basin with mixer tap, low flush w.c., frosted UPVC window facing the rear elevation and a corner shower cubicle with glass screen, mixer tap and overhead shower. There is also an airing cupboard housing the gas combination boiler.

W.C.
4'6" x 1'10" (1.39m x 0.56m)
Lino flooring, part tiled walls, double glazed frosted window to the side elevation, low flush w.c. and hand wash basin with mixer tap.

BEDROOM ONE
10'7" x 9'10" (3.24m x 3.01m)
Carpet flooring, central heating radiator, timber single glazed sash windows facing the front elevation and a range of fitted wardrobes.

BEDROOM TWO
12'6" x 11'6" (3.83m x 3.52m)
Lino flooring, central heating radiator and a timber single glazed window facing the rear elevation.

BEDROOM THREE
8'6" x 8'0" (2.61m x 2.46m)
Carpet flooring, central heating radiator and timber single glazed sash windows facing the front elevation.

OUTSIDE
On approach to the property there is a concrete driveway and a lawned front garden enclosed by raised bushes and timber fencing, with access to the rear garden and entrance into the property through a timber front door. To the rear of the property is an enclosed garden with timber fencing and raised bushes, mainly laid to lawn with a flagged pathway. The garden is above average size and benefits from a south facing aspect.

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.