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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



40 Longwall Road, Pontefract, WF8 4SW

For Sale Freehold £299,950

Located on this modern development is this three bedroom detached family home benefitting from bespoke kitchen/diner, ample off road parking and enclosed rear garden.

The property briefly comprises entrance hall, kitchen/diner, living room, integral garage, utility room and downstairs w.c. The first floor landing leads to three bedrooms [the principal bedroom with en suite facilities] and the house bathroom/w.c. Outside to the front is a lawned garden and driveway leading to the single garage. To the rear is an enclosed lawned garden incorporating paved patio area, perfect for outdoor dining.

Pontefract makes an ideal place to settle for a range of buyers as it is aptly placed for local amenities such as shops and schools. For those looking to commute further afield, the M62 motorway is only a short distance away and within walking distance to Pontefract Tanshelf train station.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

IMPORTANT NOTE TO PURCHASERS

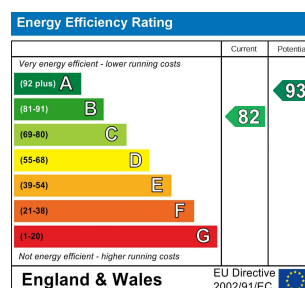
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted panel, an opening through to the kitchen/diner,

KITCHEN/DINER

13'8" [max] x 8'9" [min] x 13'5" [4.19m [max] x 2.67m [min] x 4.11m] Range of wall and base units with laminate work surface over and laminate upstanding above, stainless steel sink with mixer tap, integrated fridge/freezer, integrated oven and grill with microwave oven, four ring induction hob with extractor hood over and integrated dishwasher. UPVC double glazed window overlooking the front aspect, porcelain tiled floor, built in LED strip lighting to the wall cupboards, inset spotlights, pull out pantry pan drawers, two central heating radiators and open to the living room.



LIVING ROOM

13'8" x 13'10" [4.17m x 4.22m]

Set of UPVC double glazed bi-folding doors leading to the rear garden, two central heating radiators and doors to the understairs storage cupboard, utility room and integral garage. Stairs leading to the first floor landing.



INTEGRAL GARAGE

9'10" x 20'1" [3.01m x 6.13m]

Manual up and over door to the front, wall mounted combi condensing boiler, power and light.

UTILITY ROOM

5'3" x 3'7" [1.61m x 1.11m]

Laminate work surface with laminate upstanding, integrated washing machine, inset spotlights, porcelain tiled floor, UPVC double glazed window overlooking the rear aspect, extractor fan and door to the downstairs w.c.

W.C.

5'3" x 5'2" [1.62m x 1.60m]

Modern two piece suite comprising concealed cistern low flush w.c. and wall hung wash basin with chrome mixer tap. Porcelain tiled floor, central heating radiator, inset spotlights to the ceiling, extractor fan and UPVC double glazed frosted window overlooking the rear aspect.

FIRST FLOOR LANDING

Loft access, central heating radiator, UPVC double glazed window overlooking the rear elevation and doors to three double bedrooms, house bathroom and storage cupboard.

BEDROOM ONE

8'0" x 11'7" [2.45m x 3.54m]

UPVC double glazed window overlooking the front elevation, central heating radiator, range of fitted wardrobes and door providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'3" x 7'5" [1.61m x 2.28m]

Three piece suite comprising walk in shower cubicle with mixer shower, wash basin with mixer tap and concealed cistern low flush w.c. Fully tiled walls, chrome ladder style radiator, inset spotlights, extractor fan and UPVC double glazed frosted window overlooking the side elevation.

BEDROOM TWO

10'9" x 8'7" [min] x 10'9" [max] [3.29m x 2.64m [min] x 3.29m [max]]

Central heating radiator and UPVC double glazed window overlooking the rear elevation.

BEDROOM THREE

10'9" x 8'6" [min] x 10'8" [max] [3.29m x 2.61m [min] x 3.27m [max]]

UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.

6'9" x 5'6" [2.08m x 1.69m]

Three piece suite comprising panelled bath with mixer shower, wash basin with mixer tap and concealed cistern low flush w.c. Inset spotlights, extractor fan, UPVC double glazed frosted window overlooking the rear elevation and chrome ladder style radiator.



OUTSIDE

To the front of the property is an attractive lawned garden and tarmacadam driveway providing off road parking leading to the integral single garage. To the rear is a paved patio area, perfect for entertaining and dining purposes with an attractive lawned garden, surrounded by timber fencing.



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.

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.

COUNCIL TAX BAND

The council tax band for this property is TBC.