



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 58 Cromwell Crescent, Pontefract, WF8 2EJ

### For Sale Freehold £185,000

Proudly introduced to the market is this well presented three bedroom mid terraced property, situated in the popular town of Pontefract. Offering spacious accommodation throughout, the property benefits from three bedrooms, a generous living space, off road parking and an enclosed rear garden, making it an ideal purchase for first time buyers, young families and investors alike.

The accommodation briefly comprises an entrance hall leading into the spacious living room, which in turn provides access to the fitted kitchen incorporating a range of integrated appliances. Beyond the kitchen is a useful utility/WC, housing the gas combination boiler and providing additional space for household appliances, together with direct access to the rear garden. To the first floor, the landing provides access to the loft space via a pull down ladder, two well proportioned double bedrooms, a further single bedroom and a modern three piece family bathroom. Externally, the property enjoys small lawned areas to the front and gravelled off road parking. Side access leads to the enclosed rear garden, which incorporates a flagged patio area and a lawned section, all enclosed by timber fencing and ideal for outdoor dining, entertaining and family use.

The property is conveniently positioned for a wide range of local amenities including shops, schools and transport links. Pontefract's railway stations and excellent motorway connections are within easy reach, making the property particularly appealing to commuters travelling further afield.

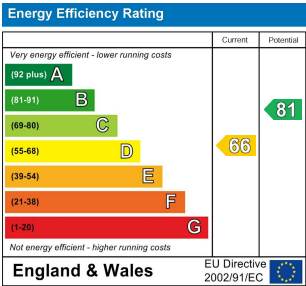
Offered to the market with no onward chain, only a full internal inspection will truly appreciate the space, convenience and lifestyle opportunity this excellent home has to offer. An early viewing is highly recommended.

**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.



## ACCOMMODATION

### ENTRANCE HALL

Entered via a UPVC front entrance door, the entrance hall features solid oak flooring, a central heating radiator, staircase leading to the first floor landing and an opening through to the lounge.

### LOUNGE

10'3" x 16'9" [3.14m x 5.13m]

A spacious dual aspect reception room with UPVC double glazed windows to both the front and rear elevations, two central heating radiators, carpeted flooring and an opening through to the kitchen.



### KITCHEN

11'8" x 9'4" [3.56m x 2.85m]

Fitted with a range of wall and base units with laminate work surfaces incorporating a stainless steel sink and drainer with mixer tap. There is a four ring gas hob with extractor hood above, integrated oven, space for a fridge freezer, tiled splashbacks, lino flooring, central heating radiator, understairs storage cupboard and a UPVC double glazed window overlooking the front elevation. The kitchen opens into the utility area.

### UTILITY AREA

6'2" x 4'7" [1.90m x 1.41m]

Space and plumbing for a washing machine and tumble dryer, a range of wall and base units, tiled splashbacks and housing the gas combination boiler. There is a UPVC double glazed window overlooking the rear elevation and a UPVC door leading out to the rear garden.

### W.C.

2'4" x 4'4" [0.72m x 1.33m]

Comprising a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. Finished with lino flooring, partial tiling to the walls and a frosted UPVC double glazed window overlooking the rear elevation.

### FIRST FLOOR LANDING

Carpeted flooring, central heating radiator, loft access via a pull-down ladder and a UPVC double glazed window overlooking the rear elevation. Doors provide access to three bedrooms and the house bathroom.

### BEDROOM ONE

16'10" x 9'3" [5.15m x 2.82m]

A spacious dual aspect double bedroom with UPVC double glazed windows to both the front and rear elevations, central heating radiator, decorative wall panelling and carpeted flooring.



### BEDROOM TWO

8'3" x 7'11" [2.54m x 2.42m]

Carpeted flooring, central heating radiator and a UPVC double glazed window overlooking the front elevation.



### BEDROOM THREE

8'6" x 12'2" [2.60m x 3.71m]

Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation. The room comfortably accommodates a double bed.



### HOUSE BATHROOM/W.C.

5'6" x 4'7" [1.70m x 1.40m]

Fitted with a three piece suite comprising a panelled bath with mixer tap and shower attachment, low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. The room also benefits from a central heating radiator, extractor fan, lino flooring, partial tiling to the walls and a frosted UPVC double glazed window overlooking the front elevation.



### OUTSIDE

To the front of the property is a gravelled area which can provide off road parking, lawned section and a flagged pathway leading to the entrance door. To the rear is a low maintenance enclosed garden comprising a flagged patio area and lawned section, all enclosed by timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.