



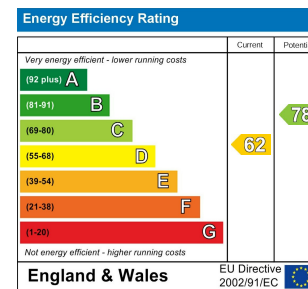
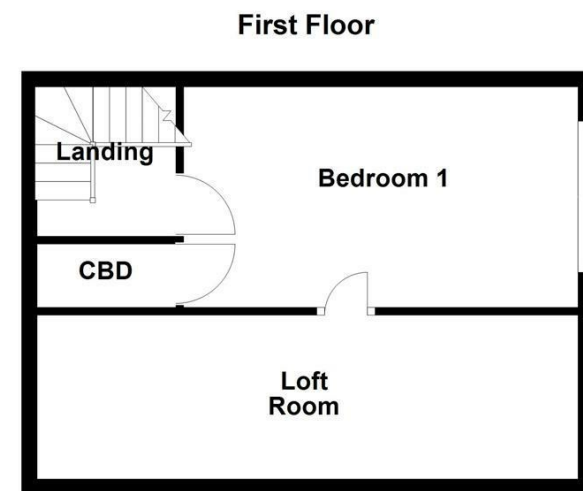
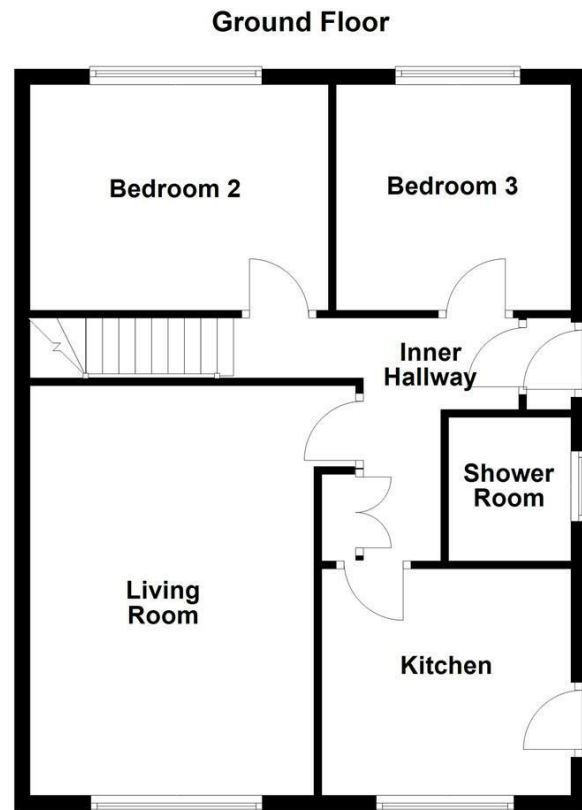
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## 14 Lincoln Crescent, South Elmsall, Pontefract, WF9 2TJ

For Sale Freehold £189,995

Enjoying a cul-de-sac location is this well presented three bedroom semi detached dormer bungalow benefitting from stunning far reaching valley views, driveway parking with garage and an attractive rear garden.

The property briefly comprises of the kitchen, hallway with access to the side porch, living room, shower room and two bedrooms. The first floor landing leads to bedroom one with fantastic far reaching views and access to the loft room. Outside to the front is a pleasant lawned garden with driveway providing off road parking for three vehicles leading to the single detached garage. To the rear is an attractive lawned garden with central paved pathway.

The property is situated within close proximity to the local amenities and schools located nearby with main bus routes running to and from Pontefract. The A1 is only a short distance away, perfect for the commuter looking to travel further afield, as well as South Elmsall train station within walking distance for those wishing to commute direct to Leeds, Sheffield and Wakefield.

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\*

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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

### KITCHEN

10'5" x 9'7" [3.18m x 2.93m]

UPVC side entrance door. Range of wall and base units with laminate work surface over and tiled splash back, sink and drainer with mixer tap, plumbing for a washing machine, space for an under counter fridge and space for a large freestanding fridge/freezer. Integrated oven and grill with four ring gas hob and cooker hood. Breakfast bar, UPVC double glazed window overlooking the front aspect, central heating radiator and door providing access into the inner hallway.



### HALLWAY

Built in double doored cloakroom cupboard, stairs to the first floor landing, central heating radiator, doors to the side porch, living room, shower room and two bedrooms.

### LIVING ROOM

17'3" x 11'6" [5.27m x 3.51m]

Coving to the ceiling, central heating radiator, UPVC double glazed window overlooking the front aspect and electric fire on a decorative hearth with matching interior and wooden surround.



### SHOWER ROOM/W.C.

5'1" x 6'1" [1.57m x 1.87m]

Three piece suite comprising larger than average shower cubicle with electric shower, concealed cistern low flush w.c. and wash basin with mixer tap. Fully tiled walls, central heating radiator, UPVC double glazed frosted window to the side aspect and chrome ladder style radiator.



### BEDROOM THREE

9'7" x 10'1" [2.93m x 3.08m]

UPVC double glazed window overlooking the rear aspect, central heating radiator and coving to the ceiling.



### BEDROOM TWO

9'10" x 11'10" [3.02m x 3.63m]

UPVC double glazed window overlooking the rear aspect, central heating radiator, coving to the ceiling and door providing access to a built in a single wardrobe.



### FIRST FLOOR LANDING

Door to bedroom one.

### BEDROOM ONE

16'2" x 9'3" [4.93m x 2.83m]

UPVC double glazed window overlooking the side elevation with fantastic rear reaching valley views, central heating radiator, access to a walk in wardrobe and door to the loft room.



### OUTSIDE

To the front of the property is an attractive lawned garden and driveway providing ample off road parking for several vehicles leading to the single detached garage with double doors. To the rear is an attractive lawned garden incorporating central paved patio area.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.