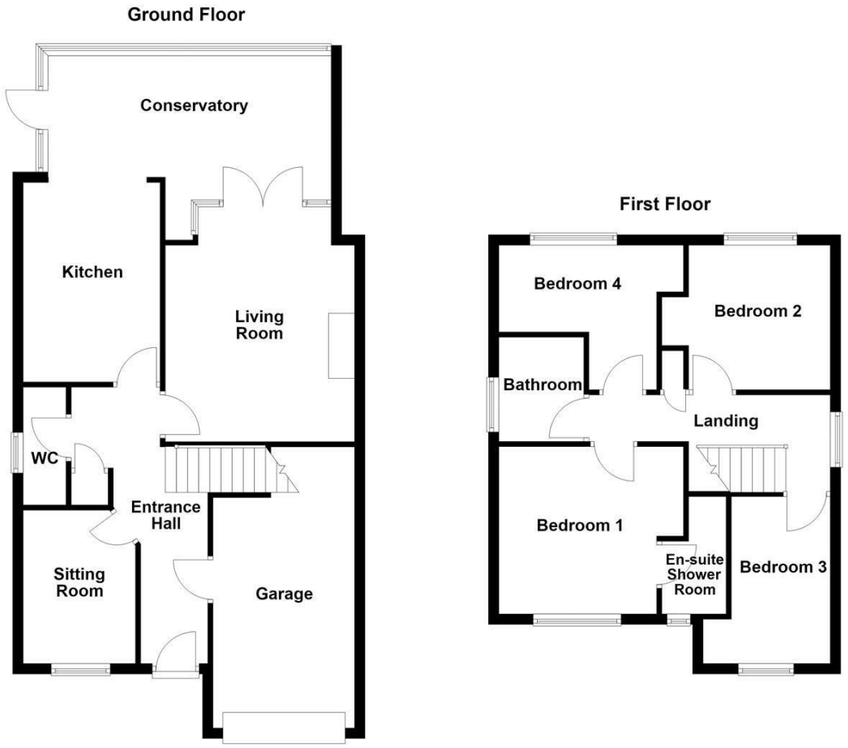
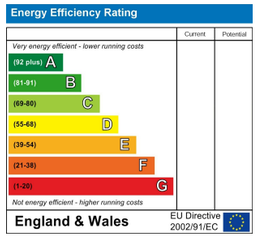




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



14 Stretton Close, Ackton, Pontefract, WF7 6HT

For Sale Freehold £400,000

Nestled within a cul-de-sac in the sought after area of Ackton is this superbly presented four bedroom detached family home, offering tasteful décor and modern features throughout. The property provides well proportioned accommodation including four good sized bedrooms, generous reception space and an attractive enclosed rear garden, making it an ideal choice for a growing family.

The accommodation briefly comprises an entrance hall with staircase to the first floor and doors providing access to a useful storage cupboard, integral garage, sitting room, living room, kitchen and downstairs W.C. The kitchen and living room both connect with the conservatory, which is currently utilised as a dining room and provides access onto the rear garden. To the first floor are four bedrooms and the house bathroom, with the principal bedroom benefitting from its own en suite shower room. All four bedrooms also benefit from fitted wardrobes, while the landing provides loft access and a useful cupboard housing the hot water cylinder. Externally, to the front is a lawned garden together with a tarmacadam driveway providing off road parking and leading to the integral garage. To the rear is a lawned garden with mature planting and a resin patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by walling and timber fencing.

The property is well placed for local shops and schools, with a wider range of amenities available in nearby Pontefract, Castleford and Featherstone. Local bus services operate nearby, while surrounding towns provide railway links to destinations including Leeds, Manchester and York.
The M62 motorway network is also within easy reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this attractive family home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL
13'7" x 6'5" (4.16 x 1.96)
Front entrance door with frosted glazed panel leading into the entrance hall. Coving to the ceiling, decorative wall panelling, central heating radiator and staircase providing access to the first floor landing. Doors provide access to a useful storage cupboard, sitting room, living room, kitchen, downstairs W.C. and integral garage.

DOWNSTAIRS W.C.
7'1" x 2'10" (2.16m x 0.87m)
Frosted UPVC double glazed window overlooking the side elevation and extractor fan. Fitted with a low flush W.C. and wash basin with mixer tap and storage below. Half tiled walls, dado rail, coving to the ceiling and central heating radiator

KITCHEN
12'7" x 8'10" (3.85m x 2.70m)
Opening through to the conservatory / sun room / dining room. Fitted with a range of Shaker style wall and base units with quartz work surfaces over, incorporating an inset one and a half bowl ceramic sink with mixer tap and drainer grooves set into the quartz. Range style cooker with partial quartz splashback and extractor hood above, integrated dishwasher, integrated washing machine and integrated fridge freezer. Column style central heating radiator.

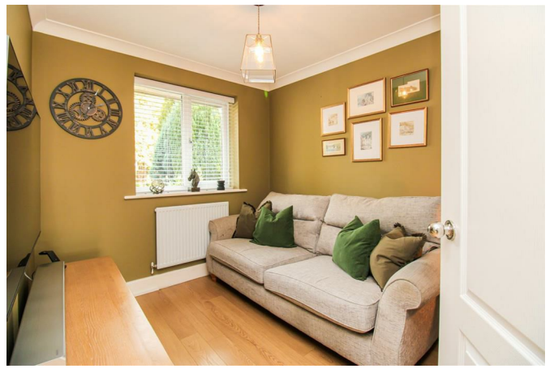
CONSERVATORY/SUN ROOM/DINING ROOM
17'10" x 12'2" (5.45 x 3.72)
Part spotlights to the ceiling and column style central heating radiator. Timber double French doors with glazed panels provide access into the living room, while a UPVC double glazed door opens onto the rear garden.



LIVING ROOM
14'9" x 12'0" (4.50 x 3.66)
Coving to the ceiling and central heating radiator. Box style bay opening towards the conservatory with timber double French doors incorporating glazed panels. Feature gas fire set on a slate style hearth with timber surround and mantle.



SITTING ROOM
300 x 240 (91.44m x 73.15m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator.



FIRST FLOOR LANDING
15'4" x 6'0" (4.68 x 1.85)
Loft access, coving to the ceiling, frosted UPVC double glazed window overlooking the side elevation and decorative wall panelling. Useful storage cupboard housing the hot water cylinder. Doors provide access to four bedrooms and the house bathroom.

BEDROOM ONE
10'4" x 10'0" (3.16m x 3.06m)
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling. Fitted wardrobes and door providing access to the en suite shower room.



EN SUITE SHOWER ROOM
7'3" x 4'7" (2.21 x 1.41)
Frosted UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator. Fitted with a low flush W.C., wash basin set within a storage unit with mixer tap and shaver point, and shower enclosure with mains fed shower and glazed shower screen. Half tiled walls and extractor fan.



BEDROOM TWO
9'6" x 9'3" (2.90m x 2.82m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, coving to the ceiling and fitted wardrobes.



BEDROOM THREE
10'6" x 6'2" (3.22m x 1.90m)
UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling, decorative wall panelling and fitted wardrobes.

BEDROOM FOUR
9'10" x 9'6" (3.00 x 2.90)
UPVC double glazed window overlooking the rear elevation, central heating radiator, coving to the ceiling and fitted wardrobes.

HOUSE BATHROOM
6'5" x 5'7" (1.98m x 1.72m)
Frosted UPVC double glazed window overlooking the side elevation, coving to the ceiling and extractor fan. Fitted with a low flush W.C., pedestal wash basin with shaver point and panelled bath with mains fed shower attachment and glazed shower screen. Part tiled walls and central heating radiator.



OUTSIDE
To the front are lawned areas with established shrubbery, together with a tarmacadam driveway providing off road parking. The driveway leads to the front entrance door and integral garage. To the rear is a good sized lawned garden with mature shrub and flower borders. A resin patio area provides an ideal space for outdoor dining and entertaining. The garden is enclosed by a combination of walling and timber fencing, making it suitable for both children and pets, and also enjoys pleasant rear views.



INETGRAL GARAGE
17'9" x 8'4" (5.42m x 2.55m)
Single integral garage with up and over door, power and lighting. The Ideal boiler is housed within the garage, which also benefits from internal access from the entrance hall.

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.