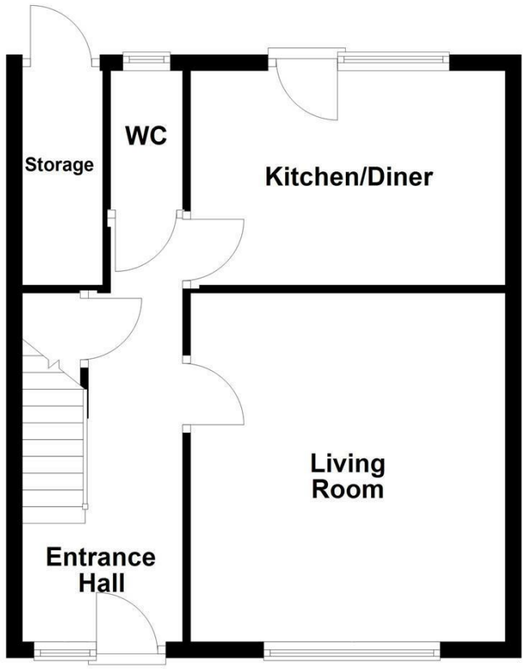
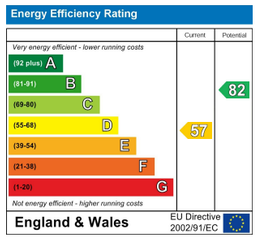
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor





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.

1 Grove Avenue, Pontefract, WF8 2TY

For Sale Freehold £185,000

Situated in a pleasant cul-de-sac is this superbly presented three bedroom end terrace property. Boasting three generously sized bedrooms, this deceptively spacious home features a modern fitted kitchen and bathroom, along with a beautifully landscaped rear garden, making it a property not to be missed.

The accommodation briefly comprises an entrance hall with access to the first floor landing via the staircase, useful under stairs storage, and doors leading to the living room, kitchen/diner, and downstairs w.c. The kitchen/diner provides access to the rear garden. To the first floor landing, there is loft access, a storage cupboard, and doors to three bedrooms and the house bathroom. Externally, the front of the property features a low maintenance buffer garden, mainly pebbled with an area of artificial lawn and a paved pathway leading to the front door, enclosed by walling, fencing, and an iron gate. The tiered rear garden offers a stone paved patio area with pebble borders, ideal for outdoor dining and entertaining. Railway sleeper steps lead up to an artificial lawned area, perfect for children and pets, with the whole garden fully enclosed by timber fencing.

Pontefract is an excellent location for a wide range of buyers, particularly first time buyers, small families and professional couples. The property is ideally placed within walking distance of shops, schools, and the extensive facilities of Pontefract town centre, which include three train stations, a bus station, and convenient access to the M62 motorway network for commuters. Pontefract Racecourse is only a short distance away, and further leisure and retail options can be found at Xscape and the Junction 32 outlet in nearby Castleford.

A full internal inspection is strongly advised to appreciate the quality and space on offer, and early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
17'3" x 6'6" (max) (5.27m x 2.00m (max))
Frosted and stained glass UPVC double glazed door leading into the entrance hall. Central heating radiator, stairs providing access to the first floor, understairs storage, and doors to the living room, kitchen diner and downstairs w.c.

LIVING ROOM
12'10" x 14'3" (3.92m x 4.35m)
UPVC double glazed window to the front, central heating radiator and decorative panelling to one wall.

KITCHEN/DINER
8'9" x 12'9" (2.67m x 3.90m)
UPVC double glazed window to the rear and UPVC double glazed door leading to the rear garden. Spotlighting, central heating radiator and a range of modern shaker style wall and base units with laminate worksurfaces. Composite sink and drainer with mixer tap, laminate splashback, four ring induction hob with extractor hood above, integrated oven, integrated fridge/freezer and integrated washing machine. Downlighting and breakfast bar with laminate surface.

W.C.
5'9" x 3'2" (1.77m x 0.99m)
Frosted UPVC window to the rear, heated towel rail, low flush w.c. and wall mounted wash basin.

FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access, storage cupboard and doors to three bedrooms and the house bathroom.

BEDROOM ONE
12'0" x 13'0" (max) x 10'5" (min) (3.66m x 3.98m (max) x 3.19m (min))
Central heating radiator and UPVC double glazed window to the front.

BEDROOM TWO
11'1" x 13'0" (max) x 9'7" (min) (3.40m x 3.98m (max) x 2.94m (min))
Decorative wall panelling, central heating radiator and UPVC double glazed window to the rear.

BEDROOM THREE
9'0" x 7'8" (max) x 4'8" (min) (2.76m x 2.35m (max) x 1.44m (min))
UPVC double glazed window to the front, central heating radiator and over stairs storage cupboard.

BATHROOM/W.C.
9'6" x 5'9" (2.92m x 1.76m)
Matt black ladder style central heated towel rail, frosted UPVC double glazed window to the rear, low flush w.c., ceramic wash basin built into a storage unit with mixer tap, panelled bath with mixer tap, mains fed overhead shower and hand held attachment with glass shower screen.

OUTSIDE
The front garden is designed for low maintenance and is mainly pebbled with artificial lawn sections and a paved pathway leading to the front door. Wrought iron fencing surrounds the boundary with a matching gate providing access. The rear garden is landscaped and tiered, incorporating a stone paved patio area ideal for outdoor dining and entertaining, with a pebble border and railway sleeper steps leading to an artificial lawn area, perfect for pets and children and is fully enclosed by fencing with a timber gate at the rear.

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.