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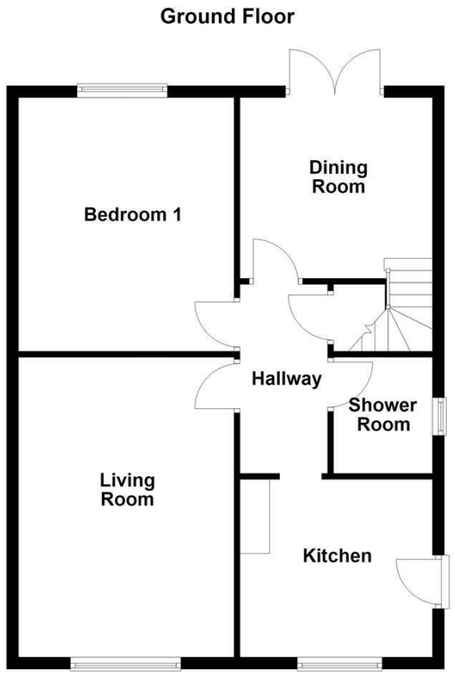
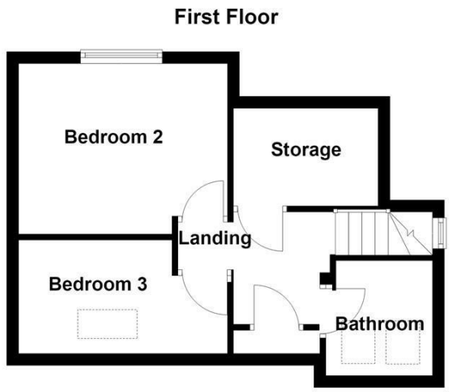




19 Lincoln Crescent, South Elmsall, Pontefract, WF9 2TJ

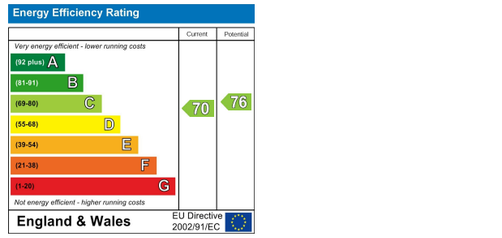
For Sale Freehold Asking Price £215,000

Situated within a pleasant cul-de-sac in the sought after village of South Elmsall is this well presented three bedroom semi detached dormer bungalow. Offering well proportioned accommodation throughout, the property benefits from generous reception space, attractive gardens and ample off road parking. The versatile layout makes the property ideal for families, couples or those looking to downsize with the option of ground floor living.

The accommodation briefly comprises a kitchen with access into the hallway. The hallway provides access to two useful storage cupboards, the living room, dining room, ground floor bedroom and shower room. The dining room provides access to the staircase leading to the first floor landing. From here, there is access to two further bedrooms, a bathroom and additional storage areas, with bedroom three also benefitting from access to useful eaves storage. Externally, the property enjoys an attractive front garden with mature trees and shrubs, enclosed by walling and fencing. A block paved driveway provides ample off road parking and continues along the side of the property to a detached single garage. The enclosed rear garden is mainly laid to lawn with mature planted borders, a useful storage shed and a paved patio area, ideal for outdoor dining and entertaining. The garden is enclosed by timber fencing, making it suitable for children and pets.

South Elmsall is well placed for a range of local amenities, including shops, schools and public transport links. Further facilities can be found in the nearby towns of Hemsworth, Featherstone and Pontefract. Regular bus services operate close by, while South Elmsall railway station provides links to surrounding towns and major cities. The A1 motorway is also within easy reach, providing convenient access to the M1 and M62 for those commuting further afield.

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



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

KITCHEN
10'7" x 9'10" (max) x 6'9" (min) (3.25m x 3.0m (max) x 2.06m (min))
UPVC double glazed entrance door providing access, UPVC double glazed window to the front with fitted shutters, coving to the ceiling and an opening to the hallway. The kitchen is fitted with a range of wall and base units with laminate work surfaces over, a stainless steel sink and drainer with mixer tap, tiled splashbacks, a five-ring gas hob with stainless steel extractor above, integrated oven, integrated under counter fridge and kickboard heating.

INNER HALLWAY
4'9" x 10'7" (1.45m x 3.25m)
Coving to the ceiling, central heating radiator, fitted storage cupboard and doors leading to the living room, bedroom one, dining room, shower room and an additional storage cupboard.

LIVING ROOM
17'4" x 11'11" (5.30m x 3.65m)
UPVC double glazed window to the front with fitted shutters, two central heating radiators, coving to the ceiling, dado rail and a decorative fireplace with tiled hearth, surround and mantle.

SHOWER ROOM
5'5" x 6'5" (1.67m x 1.97m)
Frosted UPVC double glazed window to the side, central heating radiator, LED mirror, low flush WC, pedestal wash basin and shower cubicle with mains shower and attachment, together with full wall tiling.

BEDROOM ONE
13'6" x 11'11" (4.13m x 3.64m)
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator and a range of fitted wardrobes.

DINING ROOM
9'10" x 10'9" (max) x 7'10" (min) (3.02m x 3.30m (max) x 2.40m (min))
UPVC double glazed French doors leading to the rear garden, central heating radiator, coving to the ceiling and staircase leading to the first floor landing.

FIRST FLOOR LANDING
Doors leading to bedroom two, bedroom three, the bathroom and two storage cupboards.

BEDROOM TWO
11'1" x 9'5" (max) x 8'6" (min) (3.40m x 2.88m (max) x 2.60m (min))
UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE
8'6" x 6'4" (max) x 4'3" (min) (2.60m x 1.95m (max) x 1.32m (min))
Velux skylight and access to eaves storage.

BATHROOM
6'5" x 7'9" (1.96m x 2.37m)
Extractor fan, two Velux skylights, ladder-style central heating radiator, low flush WC, pedestal wash basin with mixer tap and panelled bath with mixer tap and shower attachment, together with partial wall tiling.

OUTSIDE
To the front of the property is a lawned garden with mature trees and shrubs, enclosed by timber fencing and walling. A block paved driveway provides off-road parking and continues along the side of the property to a single detached garage with separate rear access. The rear garden is mainly laid to lawn with planted borders containing mature trees and shrubs. There is also access to a summerhouse or garden shed and a resin patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for pets and children.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.