



WAKEFIELD  
01924 291 294

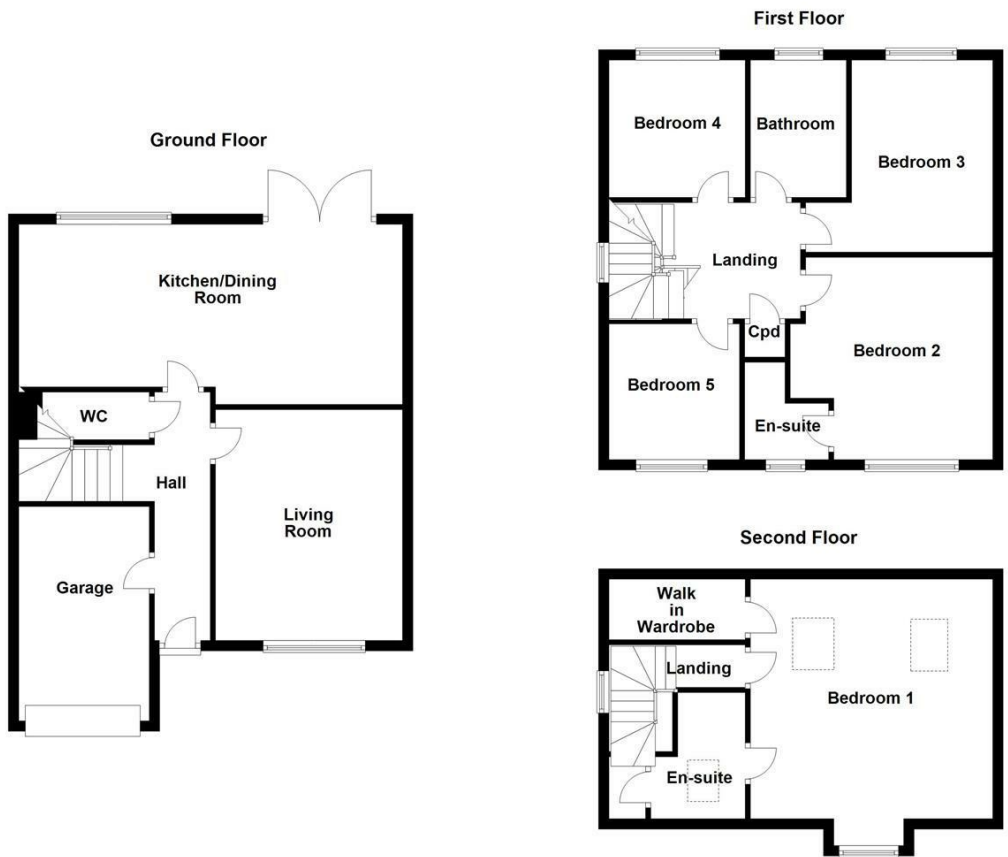
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT  
01977 798 844

CASTLEFORD  
01977 808 210

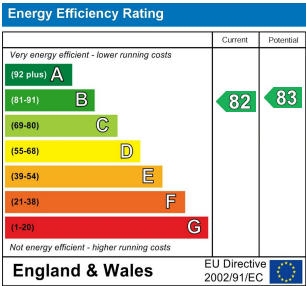


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
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 339572,  
Pontrftract & Castleford office 01977 798844 or 07776458351,  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*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.



## 17 Holme Farm Way, Pontefract, WF8 3FB

### For Sale Freehold £475,000

The property is situated in the popular residential area of Carleton nestled ideally on the outskirts of Pontefract, near Darrington. A five bedroom detached house, which is situated in a highly desirable modern development with excellent access to local schools.

The accommodation comprises of a generous entrance hallway, lounge with window to the front, modern fitted dining kitchen, UPVC double glazed French doors leading out to the rear garden, downstairs w.c. and integral garage. On the first floor there four bedrooms, all of which are double and one of which features an en suite shower room/w.c. The house bathroom suite is also on this floor. To the top floor there is an impressive main bedroom one with walk in wardrobe and modern en suite/w.c. This impressively large main bedroom is a wonderful feature of the property.

Externally to the front of the property there is a driveway, which provides off street parking for multiple cars and leads to the integral garage. To the rear there is a wonderfully finished and well presented family friendly garden, which is completely enclosed and has seating areas.

The property is situated in this modern and extremely popular development on the outskirts of Pontefract in the popular village of Carleton. Carleton offers excellent local transport links as well as national, being in close proximity to the AIM motorway. Carleton also enjoys a number of well regarded local schools both primary and secondary, with two of these being in easy walking distance. Further school and amenities can be found in the nearby village of Darrington or in the nearby town of Pontefract.

This ideal executive family home is in a desirable location on this popular development and is being presented in excellent condition. Viewings can be booked by our Pontefract office.





#### ACCOMMODATION

##### ENTRANCE HALL

16'0" x 3'3" [4.89m x 1.01m]

Solid wood floor, gas central heating radiator, access to the integral garage, downstairs w.c., kitchen/dining room and living room. There is a control panel for the alarm system in the entrance hall with the box located in the downstairs cloakroom.

##### GARAGE

8'4" x 16'2" [2.55m x 4.95m]

Manual up and over door to the front with power and light within. Wood effect counter top, space and plumbing for a washing machine, two American style fridge/freezers and 1.5 bowl metallic sink with mixer tap.

##### LIVING ROOM

11'5" x 14'2" [3.49m x 4.32m]

Gas central heating radiator and UPVC double glazed window to the front.



##### W.C.

3'0" x 5'3" [0.92m x 1.62m]

Continuation of solid wood floor. Two piece suite in white comprising low flush w.c., ceramic sink with separate taps and tiled splash back. Extractor fan and gas central heating radiator.

##### KITCHEN/DINING ROOM

10'6" x 24'3" [3.22m x 7.41m]

Dining room area comprises parquet floor, UPVC double glazed French windows to the rear and gas central heating radiator. Kitchen has a range of wall and base units with composite work top, 1.5 Belfast style sink with mixer tap, wood effect cupboard doors, four ring Bosch induction hob, integrated double oven and grill, integrated fridge/freezer and integrated dishwasher. Composite splash back, LED ceiling spotlights and UPVC double glazed window with views over the rear garden.

##### FIRST FLOOR LANDING

Access to four bedrooms and house bathroom/w.c. Staircase providing access to the second floor landing. Airing cupboard housing the water tank.

##### BEDROOM TWO

12'6" x 12'8" [3.83m x 3.87m]

UPVC double glazed window to the front, gas central heating radiator, ample space for a double bed and fitted storage. Door leading into en suite/w.c.



##### EN SUITE/W.C.

6'1" x 6'3" [max] [1.87m x 1.93m [max]]

Modern three-piece suite comprising walk in shower and tiled surround, low flush w.c., ceramic sink with mixer tap, gas central heating radiator, partially tiled walls, extractor fan and UPVC double glazed frosted window to the front.

##### BEDROOM THREE

11'8" x 12'1" [3.56m x 3.7m]

UPVC double glazed window to the rear and gas central heating radiator.

##### BATHROOM/W.C.

8'9" x 6'2" [2.67m x 1.88m]

Modern three piece suite in white comprising low flush w.c., full sized bath with tiled surround and shower facilities. Ceramic sink with mixer tap, gas central heating radiator, extractor fan, LED ceiling spotlights and UPVC double glazed frosted window to the rear.

##### BEDROOM FOUR

8'9" x 8'7" [2.68m x 2.62m]

UPVC double glazed window to the rear and gas central heating radiator.

##### BEDROOM FIVE

9'7" x 8'8" [2.94m x 2.66m]

Gas central heating radiator and UPVC double glazed window to the front.

##### SECOND FLOOR LANDING

##### BEDROOM ONE

15'8" x 18'0" [4.8m x 5.5m]

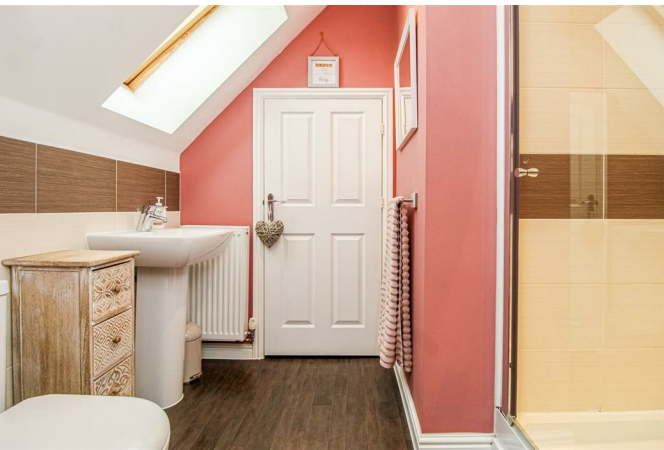
Two wooden double glazed Velux style windows to the rear, UPVC double glazed window to the front, gas central heating radiator, walk-in wardrobe, access to en suite shower room/w.c.



##### EN SUITE SHOWER ROOM/W.C.

5'9" x 8'1" [1.76m x 2.47m]

Walk in shower with tiled surround, low level flush w.c., ceramic sink with mixer tap, gas central heating radiator, wooden double glazed Velux style window to the front. Storage cupboard.



##### OUTSIDE

To the front there is a generous driveway providing off street parking for multiple cars and additional on street parking to the side of the property is available. The driveway provides access to the single integral garage. Externally to the rear of the property there is a generous fully enclosed family friendly garden with a wooden decking seating area, lawned garden and a second wooden decking seating area. Outside spotlights and a timber built shed are included. Artificial lawn hot tub space and the property benefits from not being directly looked to the rear.



##### COUNCIL TAX BAND

The council tax band for this property is F

##### EPC RATING

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

##### 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.

##### PLEASE NOTE

Vendor advises there is a potential development in a field at the bottom of the road. Vendor states no decision on planning as of yet or decision on access road through Holme Farm Way as such, there is no indication it would impact the property.