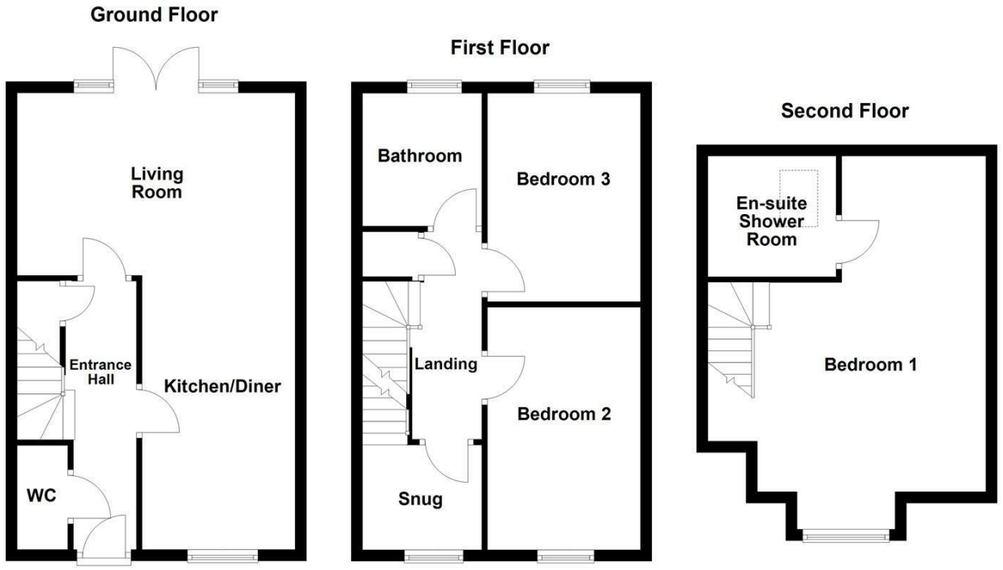
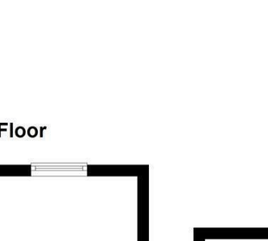


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

8 Broughton Road, Pontefract, WF8 2GR

For Sale Freehold £260,000

Richard Kendall is delighted to present this immaculate three bedroom home for sale, perfectly positioned within a cul-de-sac on a highly sought after new development in Pontefract, located only a short walk away from Pontefract Monkhill train station, as well as local convenience stores.

Built by the award winning housebuilder Strata in March 2022, this stunning 'Geneva' style home has been lovingly maintained by its current owners and offers an exceptional standard of modern living. One of only three of its kind on the development, the property boasts a contemporary open-plan layout set across three spacious floors.

The stylish kitchen comes complete with integrated appliances, flowing seamlessly into a bright living and dining area with plenty of natural light. Upstairs, you'll find generously sized bedrooms, each featuring fitted wardrobes, while the top floor principal suite provides a cosy retreat with views across open fields and an en-suite shower room.

Further highlights include an excellent sized hallway with downstairs toilet and useful under-stairs storage with plug sockets, upgraded fully tiled bathrooms, a private two car driveway with car charger/plug point, levelled rear lawned garden with a paved seating area and planted borders, and a separate garden space; ideal for a shed or additional storage. The home also benefits from a generously sized, partially boarded loft with fitted loft ladders and light, offering excellent additional storage space.

Beautifully presented throughout, this home is ready to move straight into — combining modern style and practicality. An internal inspection is essential to appreciate the quality and presentation of this outstanding home; an early viewing is strongly advised.

ACCOMMODATION

ENTRANCE HALL
A composite front door leads into the entrance hall, stairs providing access to the first floor, understairs storage, doors to the kitchen/diner, living room and downstairs w.c., spotlighting, central heating radiator and tiled flooring.

W.C.
6'0" x 3'2" (1.85m x 0.99m)
Extractor fan, spotlighting, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splashback and tiled flooring.

KITCHEN/DINER
8'11" x 15'7" (2.72m x 4.77m)
A range of matte modern wall and base units with laminate work surfaces, stainless steel 1.5 sink and drainer with mixer tap, glass splashback, four ring electric hob with extractor hood above, integrated oven, integrated fridge/freezer, integrated dishwasher and integrated washer/dryer. LED strip downlighting, a central heating radiator, UPVC double glazed window to the front, spotlighting, extractor fan and tiled flooring throughout. An opening leads into the living room.

LIVING ROOM
10'7" x 16'2" (3.25m x 4.95m)
Spotlighting, two central heating radiators and a set of UPVC double glazed French doors leading out to the rear garden.

FIRST FLOOR LANDING
Spotlighting, central heating radiator, access to a storage cupboard housing the water tank and doors to two bedrooms, the house bathroom and the snug.

BEDROOM TWO
8'11" x 14'1" (2.72m x 4.30m)
UPVC double glazed window to the front, central heating radiator and a range of fitted wardrobes.

BEDROOM THREE
8'11" x 12'1" (2.72m x 3.70m)
Central heating radiator, UPVC double-glazed window to the rear and a range of fitted wardrobes.

HOUSE BATHROOM/W.C.
7'8" x 6'10" (2.36m x 2.10m)
Extractor fan, spotlighting, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, panel bath with mixer tap, frosted UPVC double glazed window to the rear and full wall tiling.

SNUG
6'11" x 6'1" (2.11m x 1.86m)
Stairs provide access to the second floor (bedroom one), with a UPVC double glazed window to the front and a central heating radiator.

BEDROOM ONE
18'10" x (max) 16'2" x (min) x 5'8" (5.75m x (max) 4.95m x (min) x 1.75m)
Two central heating radiators, UPVC double glazed dormer window to the front, loft access with pull-down ladder, a set of fitted wardrobes with sliding mirrored doors, a door leading to the en-suite shower room, partial spotlighting and a decorative panelled feature wall.

EN SUITE SHOWER ROOM/W.C.
7'4" x 7'0" (2.26m x 2.15m)
A Velux skylight, extractor fan, spotlighting, chrome ladder style central heating radiator, LED mirror, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with mains fed overhead shower and separate hand attachment, glass shower screen and full wall tiling.

OUTSIDE
The front garden is laid to lawn with a wood chipped and shrubbed border, along with a paved pathway leading to the front door. To the side of the property is a tarmac driveway providing tandem off street parking for two vehicles. There is an outdoor plug socket and the potential to swap this to an EV charging point. There is a generous rear garden laid mainly to lawn with a planted border of mature shrubs and flowers, edged with railway sleepers and complemented by a small stone/gravel area. The garden is fully enclosed by timber fencing with a rear timber gate leading to a pathway with both a timber shed and an ideal storage location, which then connects back to the driveway.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"This was our first home, and we've truly loved living here. Our favourite feature has always been the spacious main bedroom. We've also been lucky to have wonderful neighbours who've become lifelong friends. We'll be sad to leave"

COUNCIL TAX BAND
The council tax band for this property is C.

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.