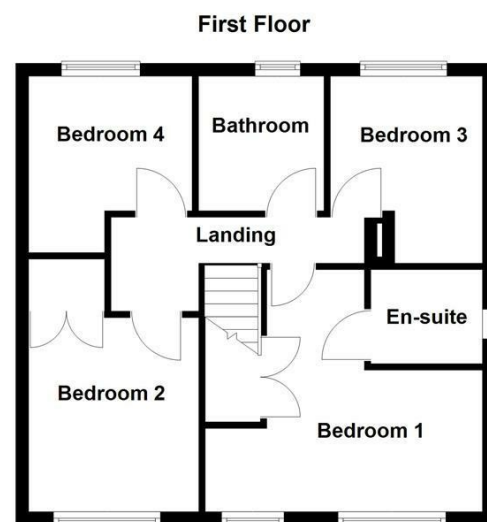
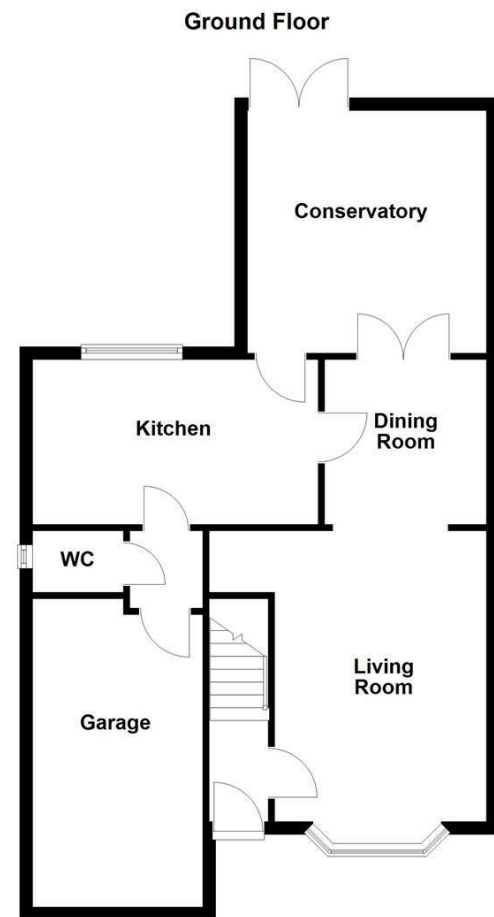


#### IMPORTANT NOTE TO PURCHASERS

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.



WAKEFIELD  
01924 291 294

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01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 6 Spring Close, Kinsley, Pontefract, WF9 5LU

### For Sale Freehold Chain Free £260,000

Proudly introduced to the market is this four bedroom detached family home boasting a modern fitted kitchen, driveway with garage and an attractive enclosed rear garden.

The accommodation briefly comprises an entrance hall, living room, dining room, conservatory, contemporary kitchen, downstairs w.c., and an attached garage. To the first floor, a landing provides access to four bedrooms, including a principal bedroom with en suite shower room, and the family bathroom. Externally, the property benefits from a driveway leading to the attached garage, with lawned gardens to either side. To the rear, there is an enclosed garden, mainly laid to lawn, with a timber decked patio ideal for outdoor dining and entertaining.

Perfectly suited to families, the property is ideally located within Kinsley, close to local amenities including shops and schools. For commuters, the nearby train station offers convenient access to both Wakefield and Leeds within just a few stops. Local beauty spots and nature reserves, such as Nostell Priory, are also within easy reach.

A full internal inspection is strongly recommended to fully appreciate the quality and potential this home has to offer.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, laminate flooring, stairs to the first floor landing and central heating radiator. Door to the living room.

LIVING ROOM

14'10" x 14'1" [4.54m x 4.31m]  
UPVC double glazed bay window to the front elevation, laminate flooring, central heating radiator and opening into the dining room. Automated light switches which can be used alongside a home hub of choice.



DINING ROOM

8'5" x 8'2" [2.57m x 2.51m]  
Central heating radiator, laminate flooring, an opening into the kitchen and UPVC double glazed patio doors leading into the conservatory.

CONSERVATORY

12'1" x 12'9" [3.70m x 3.90m]  
Laminate flooring, surrounded by UPVC double glazed windows and patio door to the rear garden.



KITCHEN

8'5" x 14'7" [2.57m x 4.45m]  
Range of wall and base units with work surface over incorporating sink and drainer unit, integrated cooker with five ring gas hob and extractor fan, integrated microwave, integrated fridge/freezer and integrated dishwasher. Laminate flooring, central heating radiator, spotlights, UPVC double glazed windows to the rear elevation and doors leading into the conservatory, w.c. and garage.

W.C.

4'7" x 3'1" [1.42m x 0.96m]  
Tiled flooring, low flush w.c., central heating radiator, pedestal wash basin and UPVC double glazed frosted window to the side elevation.

GARAGE

8'0" x 15'11" [2.46m x 4.87m]  
Manual up and over door, Baxi combination boiler, power and electrics.

FIRST FLOOR LANDING

Utility cupboard housing the washing machine. Central heating radiator, loft access, doors to four bedrooms and house bathroom.

BEDROOM ONE

14'1" x 12'4" [4.31m x 3.77m]  
Range of fitted wardrobes, central heating radiator, UPVC double glazed window to the front elevation and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'9" x 5'8" [1.47m x 1.75m]  
Vanity wash hand basin with mixer tap, low flush w.c. and shower unit with overhead shower attachment. LVT flooring, chrome ladder style radiator, UPVC double glazed frosted window to the side elevation and extractor fan.

BEDROOM TWO

9'9" x 7'10" [2.98m x 2.40m]  
Range of fitted wardrobes, UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM THREE

11'3" x 7'11" [3.43m x 2.435m]  
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM FOUR

7'10" x 7'11" [2.41m x 2.43m]  
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.

6'3" x 5'9" [1.92m x 1.76m]  
Low flush w.c., wash hand basin with mixer tap and panelled bath with overhead shower attachment. LVT flooring, chrome ladder style radiator, UPVC double glazed frosted window to the rear elevation and extractor fan.



OUTSIDE

To the front is a driveway with lawned gardens to either side and integral garage access through timber gates. The property benefits from an electric car charging point. To the rear is a lawned garden with timber decked patio area, enclosed by timber fencing.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:  
"We love living in Kinsley because it gives us that relaxed village feel with everything we need close by. On weekends we wander to Hemsworth Water Park & Playworld or Vale Head Park for easy green-space time, and we often head to Nostell Priory for a lovely walk around the house and parkland. Day to day it's practical too: Fitzwilliam station is just a few minutes' walk, with quick trains to Wakefield, Leeds, Doncaster, and Sheffield, and driving to those city centres is straightforward. Shops are handy—Tesco in Hemsworth and ALDI or Lidl a short hop away and healthcare's close with Kinsley Medical Centre nearby. Bigger towns like Pontefract and Wakefield are within easy reach, yet we still come home to quiet streets and friendly neighbours. For us, it's the best of both worlds: countryside ease with city convenience."

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.