



WAKEFIELD
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

IMPORTANT NOTE TO PURCHASERS

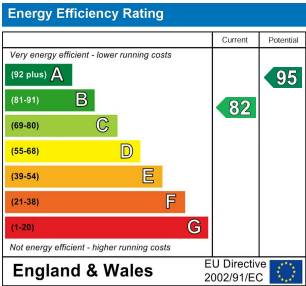
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



44 Seaton Crescent, Knottingley, WF11 0HU
For Sale Freehold £215,000

Situated on this well regarded modern development on the outskirts of Pontefract is this deceptively spacious four/five bedroom semi detached family home. Benefitting from gas central heating and sealed unit double glazed windows, the property offers flexible and well proportioned accommodation throughout.

The accommodation is approached through a welcoming entrance hall, which leads into a comfortable living room overlooking the front of the property. Spanning the rear of the home is a contemporary kitchen fitted with a good range of wall and base units and integrated appliances. A conservatory extends from the kitchen and takes full advantage of the views over the rear garden. Also located on the ground floor is a versatile second reception room, which could equally be used as a fifth bedroom, home office or playroom. To the first floor, there are four well proportioned bedrooms, all served by the family bathroom. Outside, the front of the property benefits from side-by-side driveway parking and a lawned garden. To the rear is an attractive enclosed garden, mainly laid to lawn with a paved patio seating area, ideal for outdoor dining and entertaining.

The property occupies a popular residential position within this sought after modern development on the edge of Pontefract. A good range of local shops, schools and recreational facilities can be found nearby, with a wider selection of amenities available within Pontefract town centre.



ACCOMMODATION

ENTRANCE HALL

A part glazed front entrance door leads into the entrance hall, which features a central heating radiator and an internal door leading through to the living room.

LIVING ROOM

15'5" x 10'2" [4.70m x 3.10m]
Featuring a window overlooking the front, a central heating radiator and partially panelled walls.



KITCHEN

13'5" x 7'10" [4.10m x 2.40m]
Fitted with an attractive range of contemporary style wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer. There is a four ring ceramic hob with a glass splashback and extractor hood above, a built in oven, integrated wine cooler, integrated fridge freezer and an integrated washing machine. A window overlooks the rear garden.

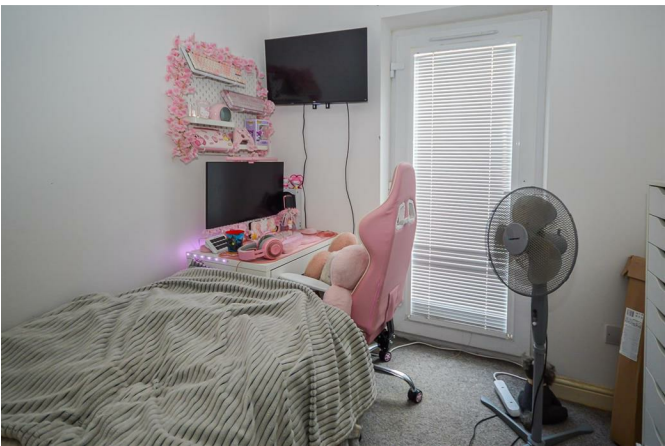
CONSERVATORY

9'2" x 9'2" [2.80m x 2.80m]
Taking full advantage of the views over the rear garden, with double doors opening onto a paved seating area.



SITTING ROOM/BEDROOM FIVE

9'2" x 8'2" [2.80m x 2.50m]
A versatile reception room or fifth bedroom featuring an external door providing access to the rear.



FIRST FLOOR LANDING

Providing access to four bedrooms and the family bathroom.

BEDROOM ONE

11'5" x 10'5" [3.50m x 3.20m]
Featuring a window overlooking the front and a central heating radiator.

BEDROOM TWO

11'9" x 6'10" [3.60m x 2.10m]
Featuring a window overlooking the rear garden and a central heating radiator.



BEDROOM THREE

9'2" x 8'10" [2.80m x 2.70m]
Featuring a window and a central heating radiator.



BEDROOM FOUR

9'2" x 7'6" [2.80m x 2.30m]
Featuring a window and a central heating radiator.

FAMILY BATHROOM

6'6" x 6'2" [2.0m x 1.90m]
Fitted with a three piece suite comprising a panelled bath with shower over and glazed screen, wash basin and low flush W.C. Further features include a frosted window, central heating radiator and partially tiled walls.



OUTSIDE

To the front, a good sized driveway provides off road parking and leads to an integral store with an up-and-over door. To the rear is a well proportioned garden enjoying a good degree of privacy. The garden is mainly laid to lawn with a paved patio seating area immediately behind the property.



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.