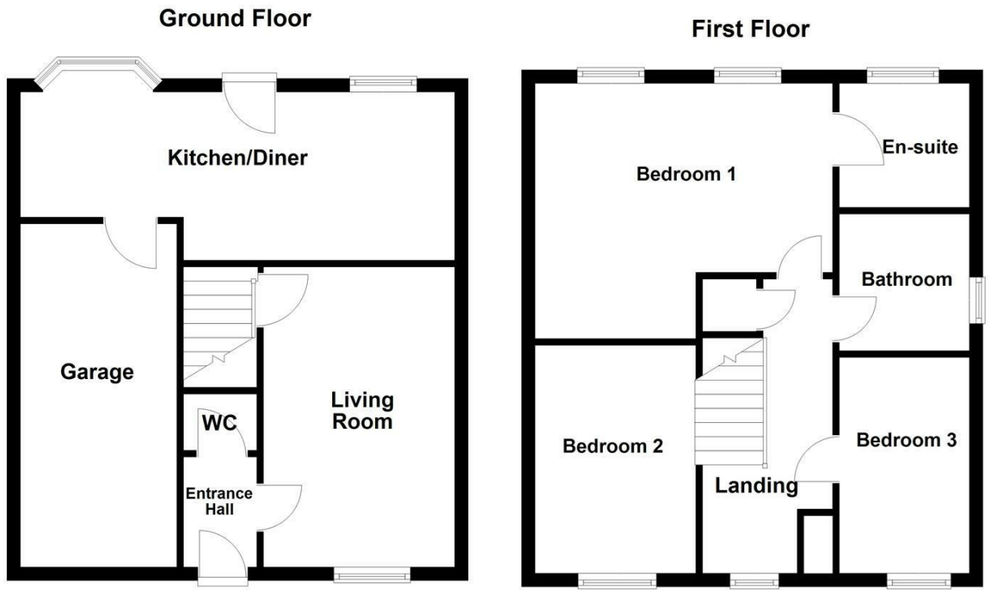
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



7 Earls Chase, Pontefract, WF8 1SH

For Sale Freehold £260,000

A three bedroom detached home situated in Pontefract boasting three bedrooms, en suite/w.c. and bathroom. Available with no chain involved and having a modern presentation through with an integral garage and driveway.

The accommodation briefly comprises entrance hall, downstairs w.c., living room, kitchen diner with shaker style kitchen, integral garage, first floor landing, three bedrooms, the main bedroom with en suite shower room/w.c. in addition to the house bathroom/w.c. Outside there is a tarmac driveway with gravelled area. The rear is tiered into sections enclosed by timber fencing incorporating laid to lawn and gravelled areas.

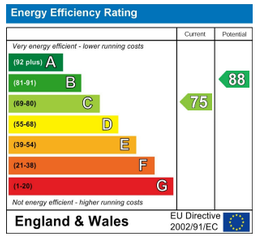
Having UPVC double glazing and gas central heating, the property is situated close to Monkhill train station, a range of schooling for all ages and is within a short commute of motorway links, as well as shops and amenities nearby.,

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

ENTRANCE HALL
Composite entrance door, access to the downstairs w.c. and living room. Spotlights to the ceiling.

W.C.
4'7" x 6'0" (1.40m x 1.84m)
Ceramic low flush w.c., wall mounted hand wash basin with mixer tap and tiled splashback. Central heating radiator, tiled flooring, spotlights to the ceiling.

LIVING ROOM
14'7" x 9'4" (4.47m x 2.85m)
Oak effect laminate flooring, central heating radiator, UPVC double glazed window to the front, access to first floor landing via staircase, access into the kitchen diner.

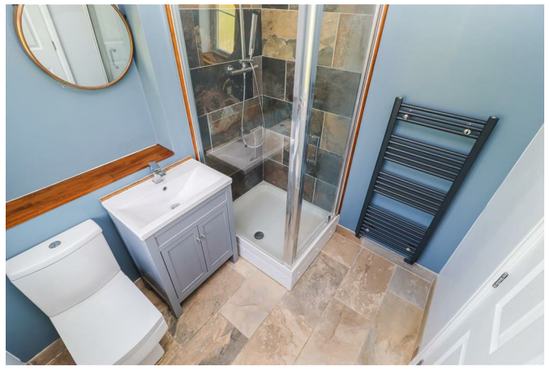
KITCHEN
21'3" x 8'1" (6.48m x 2.48m)
Vinyl flooring, shaker style kitchen with a range of wall and base units, laminate work surfaces, composite sink with mixer tap and drainer, four ring gas hob, integrated cooker, plumbing for a dishwasher, extractor fan, UPVC double glazed window to the rear, UPVC double glazed bay window to the rear elevation, inset spotlights to the ceiling.

INTEGRAL GARAGE
7'6" x 16'6" (2.31m x 5.04m)
Manual up and over door, electric and power. Plumbing for a washing machine.

FIRST FLOOR LANDING
Access to bedrooms and house bathroom/w.c. Overstairs storage and loft access. The loft is fully boarded throughout providing additional storage and houses the combi boiler. The landing also has a UPVC double glazed window to the front and central heating radiator.

BEDROOM ONE
14'6" x 10'11" max x 7'7" min (4.44m x 3.35m max x 2.32m min)
Central heating radiator, access to the en suite/w.c., two UPVC double glazed windows.

EN SUITE/W.C.
6'8" x 6'1" (2.04m x 1.87m)
Tiled flooring, radiator, low flush w.c., hand wash basin with mixer tap, UPVC double glazed window to the rear, spotlights to the ceiling, extractor fan, corner shower unit with tiling walls to ceiling, ceramic tray and shower head attachment with over head shower.



BEDROOM TWO
11'1" x 7'10" (3.39m x 2.40m)
Central heating radiator and UPVC double glazed window to the front.

BEDROOM THREE
8'10" x 6'0" (2.71m x 1.85m)
Central heating radiator, UPVC double glazed window to the front and built in cupboards.

BATHROOM/W.C.
6'1" x 6'0" (1.86m x 1.84m)
Vinyl flooring, UPVC double glazed frosted window to the side, chrome ladder style radiator, spotlights to the ceiling, extractor fan, low flush w.c. and wash basin with mixer tap having storage cupboards, panelled bath with hot and cold taps, shower head attachment with mixer tap, tiled walls and floor.

OUTSIDE
A front garden with tarmac driveway leading into the integral garage. To the rear there is steps leading down to the garden, gravelled sections and laid lawn enclosed by timber fencing. Plumbing for hot and cold water tap.

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.