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 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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 2 Cranbrook Way, Pontefract, WF8 2UT

### For Sale Freehold £400,000

Tucked away in a cul-de-sac location, is this modern four bedroom detached family home, offering excellent privacy, with no properties overlooking the front or rear. The home features well proportioned accommodation, a generous driveway with a garage, and an attractive enclosed rear garden.

The property briefly comprises of the entrance porch leading to the entrance hall, sitting room, living room, dining room, kitchen with utility, w.c. and sun room. The first floor landing leads to four bedrooms (main with en suite shower room) and house bathroom. Outside to the front is a lawned garden and expansive driveway providing ample off road parking leading to the garage. To the rear is an enclosed garden, predominantly laid to lawn with planted features and a stone paved patio area, perfect for al fresco dining.

Pontefract is ideal for a range of buyers including the growing family, it is aptly placed for local amenities such as shops and schools. The property is also close by to bus routes, to neighbouring towns and cities such as Pontefract, Castleford and Knottingley. Pontefract is home to three train stations. The M62 motorway is only a short drive away, perfect for those looking to commute further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





ACCOMMODATION

ENTRANCE PORCH

UPVC frosted front entrance door with frosted window and UPVC double glazed window to the entrance hall.

ENTRANCE HALL

Central heating radiator, stairs to the first floor landing and doors to the sitting room, living room and kitchen.

SITTING ROOM

16'9" x 7'11" [max] x 4'3" [min] [5.13m x 2.42m [max] x 1.31m [min]]  
Understairs storage, UPVC double glazed window to the front, central heating radiator and coving to the ceiling.



LIVING ROOM

18'11" x 10'5" [max] x 3'3" [min] [5.77m x 3.2m [max] x 1.01m [min]]  
UPVC double glazed bay window to the front, two central heating radiators, coving to the ceiling, a set of double doors through to the dining room and gas fireplace with marble hearth, surround and wooden mantle.



DINING ROOM

8'10" x 10'7" [2.7m x 3.25m]  
Door through to the kitchen, a set of sliding UPVC double glazed doors to the sun room and central heating radiator.

KITCHEN

12'4" x 9'11" [max] x 3'2" [min] [3.76m x 3.04m [max] x 0.97m [min]]  
Range of shaker style wall and base units with resin work surface over, ceramic sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood. Integrated dishwasher, large larder style cupboard, central heating radiator, UPVC double glazed window to the rear and an opening to the utility room.

UTILITY

3'6" x 5'1" [1.09m x 1.55m]  
Shaker style wall units with resin work surface over, space and plumbing for a washing machine and tumble dryer. Space for a fridge/freezer, UPVC double glazed frosted door to the rear, central heating radiator, extractor fan and door to the w.c.

W.C.

5'1" x 2'9" [1.57m x 0.85m]  
UPVC double glazed window to the side, central heating radiator, low flush w.c. and wall mounted wash basin with tiled splash back.

SUN ROOM

6'10" x 8'9" [2.09m x 2.67m]  
Surrounded by UPVC double glazed windows with a door to the rear garden and central heating radiator.

FIRST FLOOR LANDING

Loft access, UPVC double glazed frosted window to the side, central heating radiator, storage cupboard and doors to four bedrooms and house bathroom.

BEDROOM ONE

14'2" x 11'3" [max] x 2'10" [min] [4.33m x 3.43m [max] x 0.88m [min]]  
Fitted wardrobes, UPVC double glazed window to the front [argon filled], central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'5" x 8'0" [max] x 5'1" [min] [1.67m x 2.45m [max] x 1.56m [min]]  
Low flush w.c., pedestal wash basin and shower cubicle with electric shower. UPVC double glazed window to the side, central heating radiator, spotlights and extractor fan.

BEDROOM TWO

11'6" x 9'5" [max] x 7'6" [min] [3.52m x 2.88m [max] x 2.3m [min]]  
UPVC double glazed window to the front, central heating radiator and fitted wardrobes.



BEDROOM THREE

8'3" x 10'2" [2.53m x 3.11m]  
Fitted wardrobes, UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR

7'5" x 6'6" [2.27m x 2.0m]  
Fitted wardrobes, UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

6'6" x 6'8" [2.0m x 2.05m]  
Concealed cistern low flush w.c., ceramic wash basin with mixer tap and panelled bath with shower attachment. Extractor fan, chrome ladder style radiator and UPVC double glazed frosted window to the rear.



OUTSIDE

To the front of the property is a lawned garden and driveway providing ample off road parking for several vehicles leading to the garage [2.95m x 5.0m] with electric up and over door, power, light and vaulted ceiling. To the rear is a lawned garden incorporating mature trees, shrubs and flowers with a stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing. The timber fencing has concrete posts and bases with timber panels.



COUNCIL TAX BAND

The council tax band for this property is E.

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.