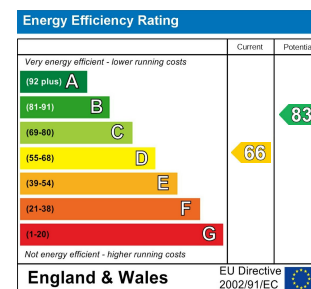
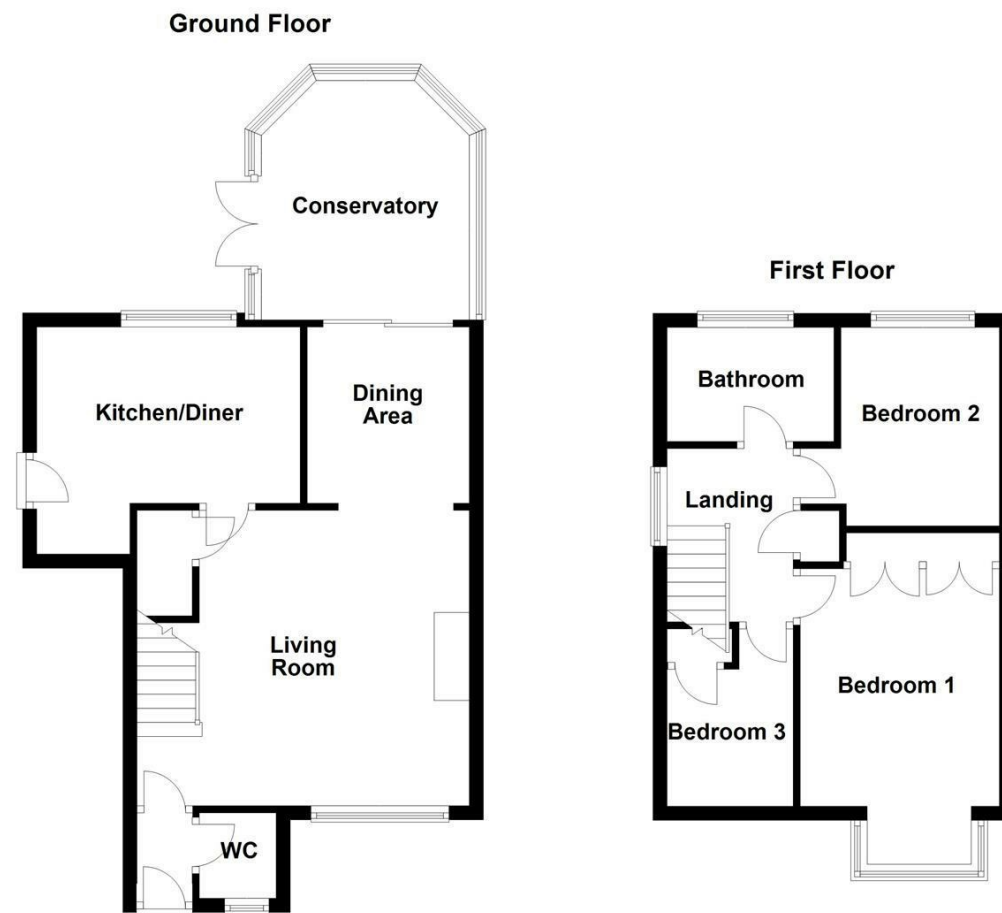




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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective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

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 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.



2 Dale View, Pontefract, WF8 3SE For Sale Freehold £350,000

Nestled within a cul-de-sac location on the edge of Pontefract, is this tastefully decorated and superbly presented three bedroom detached home. Boasting well proportioned accommodation throughout, including ample reception space, off road parking, and an attractive enclosed rear garden, this impressive property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall providing access to the downstairs WC and the living room. The living room leads through to the first floor staircase with useful understairs storage, while also opening into the dining room and offering access to the beautifully renovated kitchen breakfast room, complete with brand new appliances and a door leading to the side of the property. The dining room further opens into the conservatory, which overlooks and provides access to the rear garden. To the first floor landing, there is access to the loft space and a useful storage cupboard, along with doors leading to three bedrooms and the house bathroom. Externally, the front of the property features a pebbled garden with planted and paved areas, alongside a block paved driveway providing off road parking for two vehicles and leading to the front entrance and single integral garage. The garage benefits from an up-and-over door, power, lighting, rear access door, and also houses the regular boiler. To the rear, the garden is mainly laid to lawn with planted bed borders and railway sleeper edging, together with a stone paved patio area, ideal for outdoor dining and entertaining. Fully enclosed by fencing, the garden is perfectly suited for both pets and children.

Pontefract is a fantastic location for a range of buyers, particularly growing families, thanks to its excellent selection of shops and schools, many of which are within walking distance, including those found within the town centre itself. Local bus routes run nearby, while the town also benefits from three train stations offering convenient links to major cities including Leeds, Sheffield, and London. The property is also ideally positioned for commuters, with easy access to both the M62 and A1 motorway networks. For those who enjoy leisure activities and days out, Pontefract Racecourse is also located just a short drive away.

Only a full internal inspection will truly reveal everything this superb home has to offer, and an early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

GARAGE

9'4" x 16'10" [2.86m x 5.15m]

A single attached garage which benefits from a manual up-and-over door, power and lighting, as well as housing the Worcester regular boiler. There is also a composite rear door with a frosted glass panel providing rear access, along with a vaulted ceiling offering ideal additional storage space.

ENTRANCE HALL

2'11" x 4'5" [0.90m x 1.35m]

A composite front entrance door with frosted glass panels leads into the entrance hall, featuring coving to the ceiling, a contemporary central heating radiator, and doors leading through to the living room and downstairs WC.

DOWNSTAIRS W.C.

4'5" x 3'11" [1.35m x 1.21m]

Having a frosted UPVC double glazed window to the front aspect, central heating radiator, low flush WC, and a wall mounted wash basin with mixer tap, tiled splashback, and LED mirror above.

LIVING ROOM

14'2" x 15'10" [max] x 12'5" [min] [4.32m x 4.85m [max] x 3.80m [min]]

UPVC double glazed window to the front aspect, staircase leading to the first floor landing with useful understairs storage, opening through to the dining room, and a door leading into the kitchen. Further features include coving and spotlighting to the ceiling, along with an anthracite column style central heating radiator.



KITCHEN/DINER

12'7" x 10'11" [max] x 8'6" [min] [3.85m x 3.35m [max] x 2.60m [min]]

Beautifully renovated, the kitchen breakfast room features a UPVC double glazed window to the rear aspect and a frosted composite side door. The room benefits from spotlighting to the ceiling, a central heating radiator, and a range of modern wall and base units with quartz work surfaces over. Incorporated within the quartz worktop is a composite sink with drainer and mixer tap with instant boiling water feature. Integrated appliances include a four ring induction hob with glass splashback and extractor hood above, oven, microwave with pocket doors, wine cooler, dishwasher, washing machine, tumble dryer, and fridge freezer. Additional features include under-unit and kickboard lighting.

DINING ROOM

8'7" x 7'10" [2.62m x 2.40m]

Having a set of UPVC double glazed sliding doors leading into the conservatory, coving and spotlighting to the ceiling, and an anthracite column style central heating radiator.



CONSERVATORY

11'5" x 10'2" [max] x 4'5" [min] [3.50m x 3.10m [max] x 1.35m [min]]

UPVC double glazed windows and benefiting from a set of UPVC double glazed French doors leading out to the rear garden.



FIRST FLOOR LANDING

8'5" x 6'0" [max] x 2'8" [2.58m x 1.85m [max] x 0.82m]

UPVC double glazed window to the side aspect, coving and spotlighting to the ceiling, loft access, and doors leading to three bedrooms, the house bathroom, and a useful storage cupboard housing the water tank.

BEDROOM ONE

9'6" x 11'6" [2.90m x 3.53m]

Featuring a UPVC double glazed box window to the front aspect, central heating radiator, coving to the ceiling, and a range of fitted wardrobes and storage units with laminate work surface over.



BEDROOM TWO

9'8" x 9'8" [max] x 7'1" [min] [2.95m x 2.95m [max] x 2.17m [min]]

Having a UPVC double glazed window to the rear aspect, coving to the ceiling, and central heating radiator.



BEDROOM THREE

6'0" x 8'9" [max] x 6'9" [1.84m x 2.67m [max] x 2.08m]

Benefiting from over bulkhead storage, a UPVC double glazed window to the front aspect, coving to the ceiling, and central heating radiator.

BATHROOM

5'4" x 7'10" [1.65m x 2.40m]

Comprising a frosted UPVC double glazed window to the rear aspect, extractor fan, coving to the ceiling, chrome towel-style central heating radiator, concealed cistern low flush WC, and ceramic wash basin built into a vanity storage unit with laminate work surface and mixer tap over. There is also a shaver point and a P shaped panelled bath with mixer tap, overhead shower, showerhead attachment, glass shower screen, and full tiling surrounding.



OUTSIDE

Externally, to the front of the property is a low maintenance garden, primarily pebbled with planted features and paved areas, alongside a block-paved driveway providing off road parking for two vehicles and leading to both the front entrance door and the single integral garage. To the rear, the garden is mainly laid to lawn with planted bed borders, mature trees, shrubs, and flowers throughout, together with railway sleeper edging. There is also a stone paved patio area, perfect for outdoor dining and entertaining, with the garden itself being fully enclosed by fencing, making it ideal for both pets and children.



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.

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.