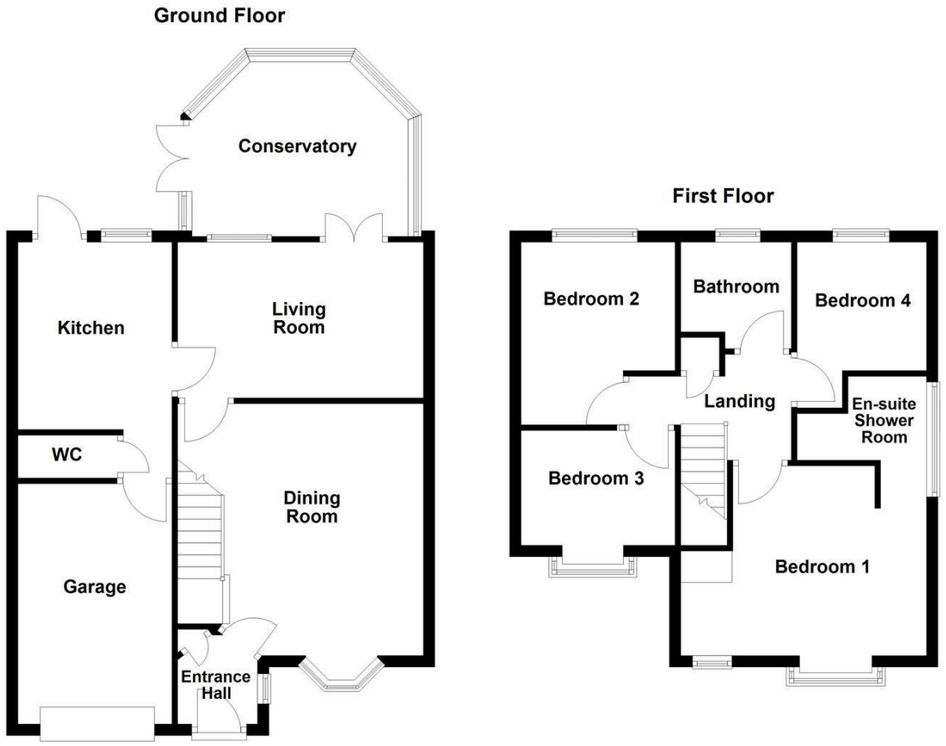
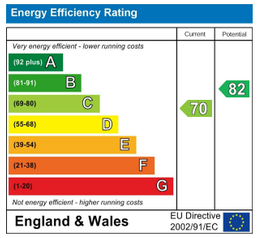


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



109 Richmond Road, Upton, Pontefract, WF9 1JG

For Sale Freehold Offers Over £275,000

Nestled within a quiet cul-de-sac on a modern development in the sought after village of Upton, Pontefract, is this spacious four bedroom detached family home. Offering well proportioned accommodation throughout, the property boasts ample reception space, a generous driveway providing off road parking, and an attractive enclosed landscaped rear garden complete with an outdoor bar, making this a home ideally suited to modern family living and one that certainly must be viewed to be fully appreciated.

The property briefly comprises an entrance hall with access to a useful storage cupboard and the dining room, with the dining room leading through to the living room. The living room provides access to the conservatory, which overlooks the rear garden, as well as the kitchen, which also has access to the rear. The kitchen in turn leads to the downstairs WC and the single integral garage, which is fitted with an up-and-over door, power and lighting, a combi boiler, and plumbing for a washing machine. To the first floor, the landing provides access to the loft via pull-down ladders, with partial boarding for storage, along with an additional storage cupboard and doors leading to four bedrooms, and the house bathroom. Bedroom one further benefits from fitted wardrobes and an en suite shower room. Externally, to the front of the property is a well maintained garden, mainly laid to block paving, providing off road parking for up to five vehicles and leading to both the integral garage and the front entrance door. The rear garden incorporates artificial lawned areas with pebbled and planted features, along with a paved patio area, creating an ideal space for outdoor dining and entertaining. To the side of the garden is a timber-built outdoor bar, and the garden itself is fully enclosed by timber fencing and hedging, making it perfect for both children and pets.

Upton is a popular location for a wide range of buyers, particularly growing families, as it offers a good selection of local shops, schools, and amenities within walking distance of the property. A wider range of facilities can be found in the neighbouring towns of Hemsworth and Pontefract. Local bus routes run through Upton, while nearby train stations can be found in South Elmsall, Moorthorpe, and Pontefract, the latter benefiting from three train stations with links to major cities including Leeds, Sheffield, and London. The A1[M] is only a short drive away, providing excellent access to the motorway network including the M62.

Only a full internal inspection will truly reveal the space and quality of accommodation on offer within this deceptively spacious home, therefore an early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL
A frosted and stained glass UPVC double glazed entrance door leads into the hallway, with a UPVC double glazed window to the side, central heating radiator, dado rail, access to a storage cupboard, and a door leading through to the dining room.

DINING ROOM
14'5" x 13'11" (max) x 8'6" (min) (4.40m x 4.25m (max) x 2.60m (min))
UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling, ceiling rose, dado rail, stairs rising to the first floor landing, and an opening through to the living room.



LIVING ROOM
13'11" x 8'11" (4.25m x 2.72m)
UPVC double glazed French doors leading into the conservatory, coving to the ceiling, ceiling rose, central heating radiator and a door through to the kitchen.



CONSERVATORY
10'0" x 12'4" (max) x 3'5" (min) (3.06m x 3.77m (max) x 1.06m (min))
Surrounded by UPVC double glazed windows, with a set of UPVC double glazed French doors leading out to the rear garden and a central heating radiator.

KITCHEN
14'5" x 8'10" (max) x 2'9" (min) (4.41m x 2.70m (max) x 0.86m (min))
Fitted with a range of wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap, four ring gas hob with stainless steel extractor hood above, integrated double oven, space and plumbing for a dishwasher, and space for a fridge freezer. Having a UPVC double glazed window to the rear, frosted UPVC double glazed door to the rear garden, and access to the downstairs WC and garage.

DOWNSTAIRS W.C.
2'5" x 5'7" (0.75m x 1.71m)
Having an extractor fan, wall mounted electric heater, coving to the ceiling, low flush WC, ceramic wash basin built into a storage unit with mixer tap, tiled splashback, and storage below.

GARAGE
8'8" x 12'9" (2.65m x 3.90m)
With up and over door, power and lighting, Worcester combi boiler, space and plumbing for a washing machine, and space for an under counter fridge/freezer.

FIRST FLOOR LANDING
Having loft access with pull down ladder and partial boarding for storage, access to a storage cupboard, dado rail, and doors leading to four bedrooms, and the house bathroom.

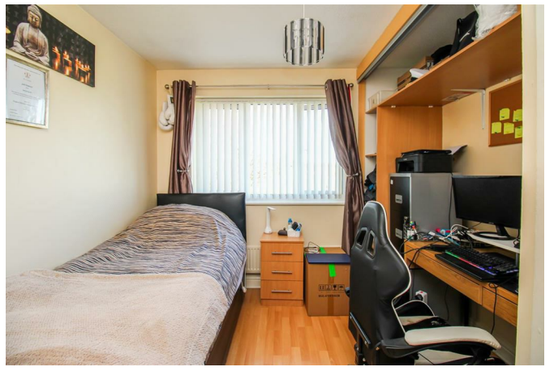
BEDROOM ONE
13'10" x 11'1" (max) x 3'10" (min) (4.22m x 3.38m (max) x 1.19m (min))
Two UPVC double glazed windows to the front, central heating radiator, partial spotlighting, fitted wardrobes with sliding mirrored doors, and access to the en suite shower room.



EN SUITE SHOWER ROOM
7'4" x 6'8" (max) x 2'6" (min) (2.25m x 2.05m (max) x 0.78m (min))
Having a frosted UPVC double glazed window to the side, chrome ladder style radiator, extractor fan, partial spotlighting, concealed system low flush WC, ceramic wash basin set within a storage unit with mixer tap, shower cubicle with mains shower and glass screen, partial wet wall panelling, and dado rail.



BEDROOM TWO
10'5" x 9'4" (max) x 5'10" (min) (3.20m x 2.87m (max) x 1.80m (min))
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE
8'10" x 6'11" (2.70m x 2.12m)
UPVC double glazed window to the front and central heating radiator.

BEDROOM FOUR
9'6" x 7'4" (max) x 7'4" (min) (2.90m x 2.26m (max) x 2.25m (min))
UPVC double glazed window to the rear and central heating radiator.

BATHROOM
5'4" x 6'7" (max) x 6'4" (min) (1.65m x 2.01m (max) x 1.95m (min))
Frosted UPVC double glazed window to the rear, central heating radiator, low flush WC, pedestal wash basin, panelled bath with mains shower attachment, coving to the ceiling, partial spotlighting, and full tiling.

OUTSIDE
To the front of the property is a low maintenance garden, mainly laid to block paving, providing off road parking for up to five vehicles and leading to the front entrance door and single integral garage. To the rear, the garden incorporates artificial lawned areas along with pebbled and planted features, creating an ideal space for outdoor dining and entertaining, with a paved patio area and a timber built bar to the side, perfect for hosting. The garden is fully enclosed by timber fencing and hedging, making it ideal for both pets and children.





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.

COUNCIL TAX BAND
The council tax band for this property is C.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.