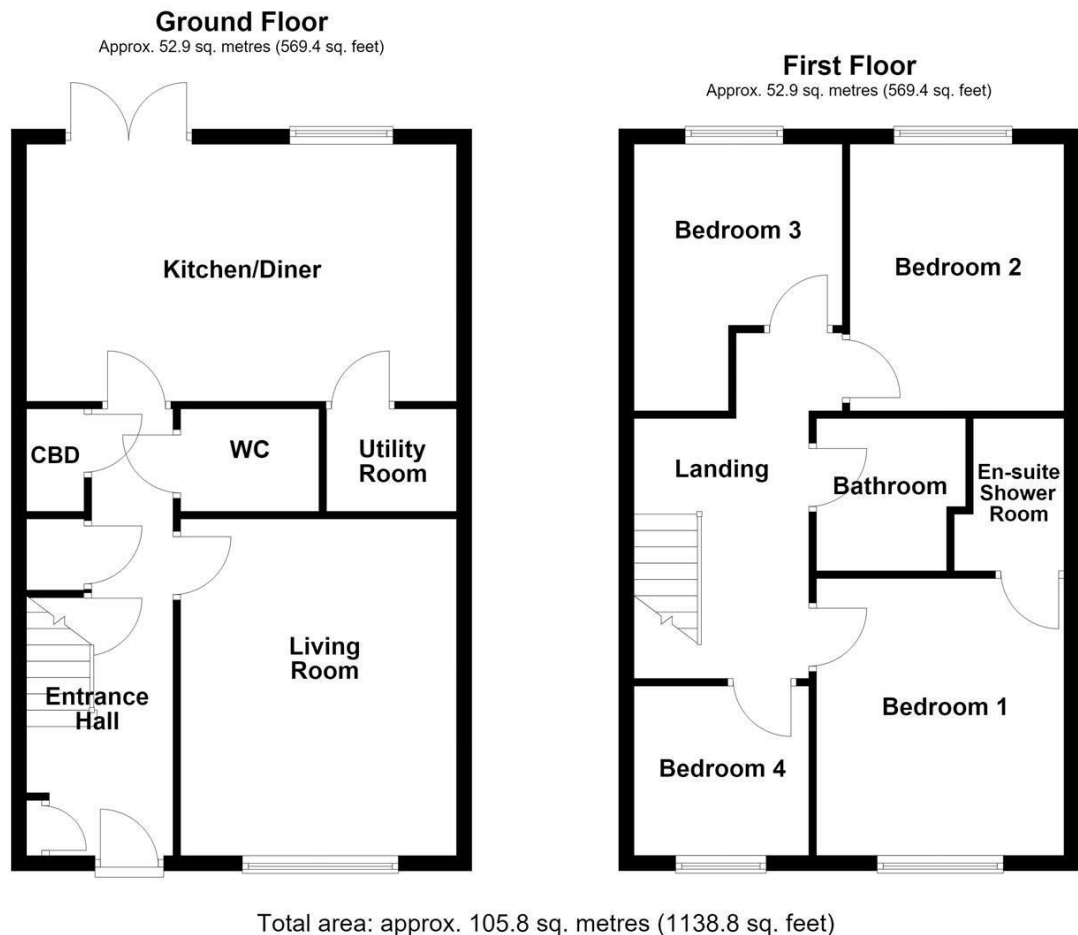


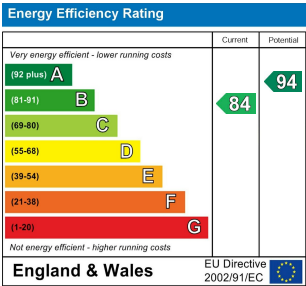


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



2 Castle Crescent, Pontefract, WF8 2FX

For Sale Freehold £320,000

A superb opportunity to acquire this well presented four bedroom detached family home, situated on a modern and attractive development. Offering spacious accommodation throughout, the property benefits from ample off road parking, a larger than average detached garage and an attractive enclosed rear garden, making it an ideal choice for growing families.

The accommodation briefly comprises a spacious entrance hall with three useful understairs storage cupboards, a generous living room, downstairs WC and a modern fitted kitchen diner with integrated appliances. The kitchen diner also benefits from a separate utility room, completing the ground floor accommodation. To the first floor, the landing provides access to four well proportioned bedrooms and a modern three piece family bathroom. The principal bedroom further benefits from its own en suite shower room. Externally, the property is approached via a paved pathway through a neatly maintained lawned front garden with attractive planted borders. A tandem tarmac driveway provides off road parking for two vehicles and leads to the detached garage, which benefits from an up and over door, power and lighting. The rear garden is beautifully maintained and features two paved patio areas, ideal for outdoor dining and entertaining, together with a lawned garden, established planted borders and a further slate seating area. A glass greenhouse is positioned behind the garage, whilst the garden also benefits from external power, lighting and a water supply. The garden is fully enclosed by timber fencing, creating a private and secure space for both children and pets.

The property is conveniently positioned close to a range of local amenities and well regarded schools, with regular bus services providing easy access to Pontefract town centre. The M62 motorway network is also only a short drive away, making the property particularly attractive to commuters travelling further afield.

An early viewing is highly recommended to fully appreciate all that this fantastic family home has to offer.



ACCOMMODATION

ENTRANCE HALL

A composite front entrance door leads into the entrance hall. There is a central heating radiator and laminate flooring. Doors provide access to the meter cupboard, three separate understairs storage cupboards, downstairs W.C., living room and kitchen diner. A staircase leads to the first floor landing.

LIVING ROOM

6'0" x 4'3" [1.83m x 1.30m]

A UPVC double glazed window overlooks the front aspect and a central heating radiator.



W.C.

6'0" x 4'3" [1.83m x 1.30m]

Fitted with a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. There is a central heating radiator, extractor fan to the ceiling and laminate flooring.

KITCHEN/DINER

11'0" x 18'9" [3.37m x 5.72m]

Fitted with a range of wall and base units with laminate work surfaces over and matching upstands above. There is a 1.5 bowl sink and drainer with swan neck mixer tap. Integrated appliances include a full size dishwasher, twin oven and grill, separate

five ring gas hob with glass splashback and extractor hood above, integrated fridge and separate integrated freezer below. There is a central heating radiator, laminate flooring, inset spotlights to the ceiling and under-cabinet lighting. UPVC double glazed French doors lead out to the rear garden, with a UPVC double glazed window overlooking the same aspect. A door provides access to the separate utility room.



UTILITY ROOM

5'7" x 4'3" [1.72m x 1.30m]

Fitted with a range of base units with laminate work surface over and matching upstand above. There is an integrated washer dryer, central heating radiator, laminate flooring and an extractor fan to the ceiling.

FIRST FLOOR LANDING

A central heating radiator and loft access. Doors provide access to four bedrooms and the modern house bathroom.

BEDROOM ONE

10'9" x 11'9" [3.28m x 3.60m]

A UPVC double glazed window overlooks the front elevation. There is a central heating radiator and a door leading into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'7" x 4'9" [2.01m x 1.45m]

Fitted with a three piece suite comprising a low flush W.C., wall mounted wash basin with mixer tap and a larger than average shower enclosure with glazed door and mixer shower. The room has fully tiled walls, fully tiled flooring, a chrome ladder style radiator, wall mounted shaver socket point, extractor fan and inset spotlights to the ceiling.



BEDROOM TWO

9'3" x 11'6" [2.82m x 3.51m]

A UPVC double glazed window overlooks the rear elevation and a central heating radiator.



BEDROOM THREE

10'8" x 9'2" [3.27m x 2.81m]

A UPVC double glazed window overlooks the rear elevation and a central heating radiator.

BEDROOM FOUR

7'3" x 7'9" [2.23m x 2.37m]

A UPVC double glazed window overlooks the front elevation and a central heating radiator.

BATHROOM/W.C.

6'5" x 6'7" [1.98m x 2.01m]

Fitted with a modern three piece suite comprising a panelled bath with glazed shower screen, mixer tap and separate mixer shower over, wall mounted wash basin with chrome mixer tap and low flush W.C. The bathroom has partially tiled walls, fully tiled flooring, chrome ladder style radiator, inset spotlights to the ceiling, wall mounted shaver socket point and extractor fan.



OUTSIDE

To the front of the property is an attractive lawned garden with a privet hedge border and paved pathway. A tandem driveway provides off road parking for two vehicles and has an electric car charging point mounted to the wall, leading to a detached single garage. The landscaped rear garden has a paved patio area, attractive lawn and a further large L-shaped paved patio extending behind the garage. There is a glass greenhouse, well maintained planted borders with railway sleeper edging and a slate pathway leading towards the larger patio and seating area. The garden is fully enclosed by timber panelled fencing to three sides. There is also an outside water connection beneath the kitchen window, exterior lighting and a double external power socket to the rear of the property.



GARAGE

18'10" x 9'4" [5.75m x 2.85m]

The garage has power and lighting, together with a manual up and over door to the front.

PLEASE NOTE

The vendor pays an annual service charge of £70.00.

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.

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.