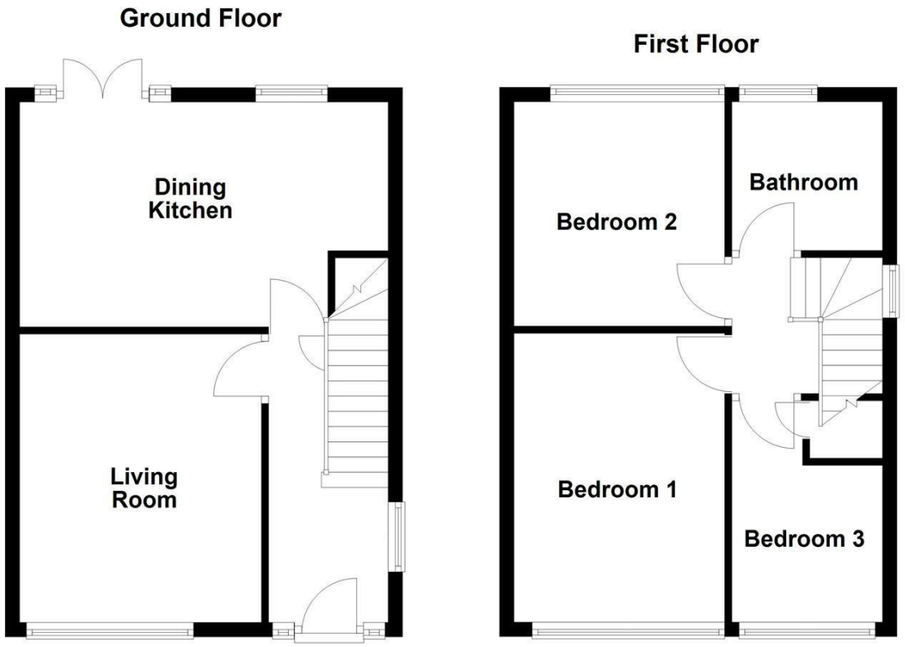


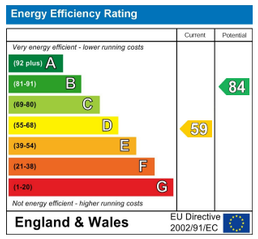


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

# 17 Dulverton Close, Pontefract, WF8 2PZ

## For Sale Freehold £220,000

Attractively presented three bedroom semi detached home, situated in a cul-de-sac within this well regarded residential area. The property benefits from ample off street parking together with a detached single garage. The property is equipped with gas fired central heating and sealed unit double glazed windows.

This comfortable and well finished family home is approached via a welcoming reception hall, which leads into a good sized living room overlooking the front elevation and featuring an attractive fireplace. Spanning the rear of the property is a spacious dining kitchen, fitted with a good range of wooden fronted units incorporating integrated cooking facilities and appliances, together with an adjoining dining area and French doors opening out to the rear garden. To the first floor, there are two double bedrooms and a further single bedroom, all served by a bathroom fitted with a modern white and chrome suite. Externally, the property offers driveway parking to the side, leading to a detached single garage. The front garden is landscaped for low maintenance with crushed slate and shrub borders, while the rear garden is larger and includes a sheltered patio seating area with steps rising to a further low-maintenance crushed slate garden with specimen shrubs.

The property is located on the fringe of Pontefract town centre, within easy reach of a good range of local shops, schools and recreational facilities. A wider range of amenities is available in the town centre itself, which also benefits from its own railway stations and convenient access to the national motorway network.

## ACCOMMODATION

### ENTRANCE HALL
13'1" x 5'6" (4.0m x 1.7m)
Composite front entrance door with double glazed side screens and an additional window to the side, central heating radiator and stairs rising to the first floor with a useful under stairs cupboard.

### LIVING ROOM
13'1" x 11'1" (4.0m x 3.4m)
UPVC double glazed window to the front, central heating radiator, and a feature fireplace with a modern surround and marbled inset housing a point for an electric fire.

### DINING KITCHEN
16'8" x 10'2" (5.1m x 3.1m)
The kitchen area is fitted with a broad range of wooden fronted wall and base units with contrasting dark laminate worktops and tiled splashbacks, walk-in full-height pantry cupboard. Integrated appliances include a stainless steel sink unit, four ring ceramic hob with extractor hood over, built in oven and grill, integrated washing machine, dishwasher, and under counter fridge and freezer. The dining area benefits from French doors opening onto the patio and a double central heating radiator.

### FIRST FLOOR LANDING
Frosted UPVC double glazed window to the side and a loft access point.

### BEDROOM ONE
13'1" x 9'10" (4.0m x 3.0m)
UPVC double glazed window to the front and a central heating radiator.

### BEDROOM TWO
10'5" x 9'10" (3.2m x 3.0m)
UPVC double glazed window to the front and a central heating radiator.

### BEDROOM THREE
9'10" x 6'10" (max) (3.0m x 2.1m (max) )
UPVC double glazed window to the front, central heating radiator, and a useful over-stairs cupboard providing additional storage and housing the gas-fired combination central heating boiler.

### BATHROOM
7'2" x 6'10" (2.2m x 2.1m)
Frosted UPVC double glazed window to the rear, part tiled walls and a chrome ladder-style heated towel rail. Fitted with a three-piece white and chrome suite comprising a panelled bath with shower over and glazed screen, pedestal wash hand basin, low level WC.

### GARAGE
The garage has an up-and-over door to the front and an additional personal door providing access to the rear garden.

### OUTSIDE
To the front, the property benefits from a wide block paved driveway running along the side of the house and leading to a detached single garage at the rear. The front garden has been designed for low maintenance with crushed slate and specimen shrubs. To the rear, there is a sheltered patio seating area with steps leading up to a further landscaped garden, again laid with crushed slate for ease of maintenance and planted with specimen shrubs.

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

### 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.