Richard Kendall
Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

3 Highclere Court, South Elmsall, Pontefract, WF9 2DP

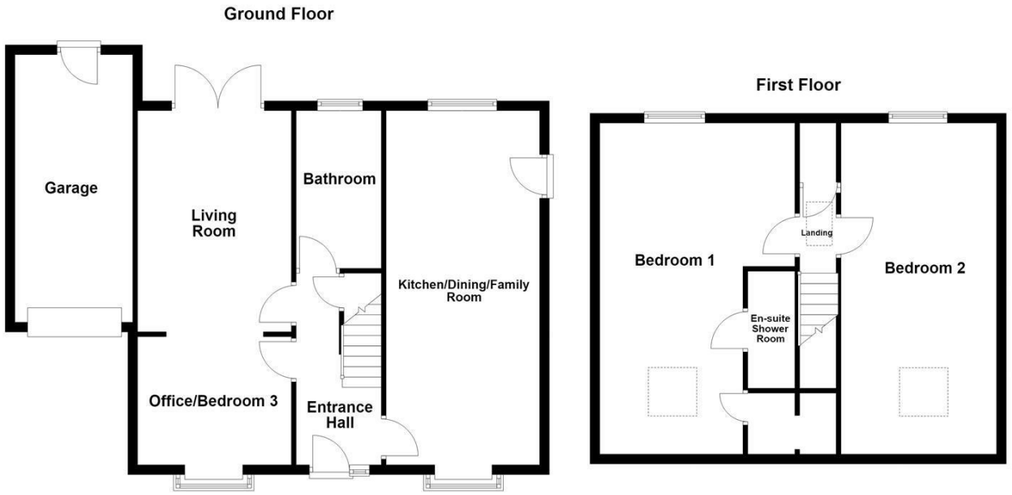
For Sale Freehold £260,000

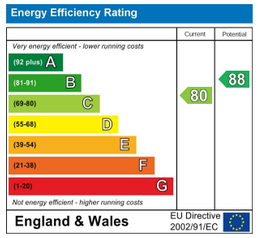
Occupying a pleasant cul-de-sac position is this well presented two/three bedroom modern detached dormer bungalow. Offering well proportioned accommodation throughout, including ample reception space, off road parking and an attractive enclosed rear garden, this property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with stairs leading to the first floor, an under stairs storage cupboard and doors providing access to the living room, office/bedroom three, bathroom and open plan kitchen, dining and family room. The living room also provides access to the office/bedroom three, while the kitchen, dining and family room features a door leading to the side of the property. To the first floor, the landing provides access to a useful storage cupboard and two well proportioned bedrooms. The principal bedroom benefits from an en suite shower room, access to the loft and further eaves storage. Externally, the low maintenance front garden incorporates paved and block paved areas, with pathways leading to the front entrance and along the side of the property. A block paved driveway provides off road parking for one vehicle and leads to an attached single garage with an electric roller door, power, lighting and a separate access door to the rear. The enclosed rear garden is mainly laid to lawn and incorporates paved and raised seating areas, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both children and pets.

The property is situated in a convenient location, with a range of local shops, schools and amenities available nearby and within the town centre. A broader selection of facilities can be found in neighbouring towns including Hemsworth, Featherstone and Pontefract. South Elmsall railway station is only a short distance away with trains going to Doncaster, Leeds and Wakefield. South Elmsall has its own bus station with busses going to Wakefield, Pontefract, Hemsworth, Doncaster and Barnsley. Pontefract also benefits from three railway stations, including Moorthorpe which is only a 20 minute walk from the property, providing convenient links to cities including Leeds, Sheffield and York. The motorway network is easily accessible, offering connections to the M62 and A1(M) and opening up a wider range of regional destinations.

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





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.

ACCOMMODATION

ENTRANCE HALL
13'1" x 5'9" (max) x 2'11" (min) (4.0m x 1.76m (max) x 0.90m (min))
A composite front entrance door with frosted glazed panels leads into the entrance hall. There is Karndean flooring, a central heating radiator, stairs providing access to the first floor, an under stairs storage cupboard and doors leading to the living room, bathroom, office/bedroom three and kitchen, dining and family room.

BATHROOM
5'8" x 10'8" (1.75m x 3.26m)
Fitted with a low flush WC, a ceramic wash basin set within a storage unit with cupboard space below and mixer tap, a panelled bath with mixer tap and a separate shower enclosure with a mains fed overhead shower, handheld attachment and glazed shower screen. The shower enclosure features wet wall panelling, with the remainder of the bathroom fully tiled. There is also a column style central heating radiator, a frosted UPVC double glazed window to the rear, ceiling spotlights and an extractor fan.

LIVING ROOM
15'1" x 10'5" (4.60m x 3.18m)
Featuring UPVC double glazed French doors opening onto the rear garden, coving to the ceiling and an anthracite column-style central heating radiator. An opening leads through to the office/bedroom three.

OFFICE/BEDROOM THREE
10'7" x 10'5" (max) x 5'7" (min) (3.25m x 3.18m (max) x 1.72m (min))
A versatile room featuring a UPVC double glazed window overlooking the front elevation, a central heating radiator, coving to the ceiling and access back into the entrance hall.

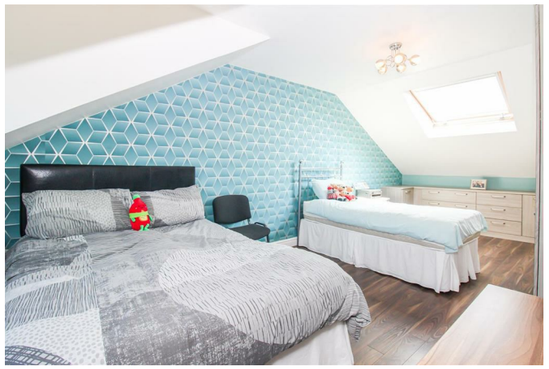
KITCHEN/DINING/FAMILY ROOM
26'0" x 10'5" (max) x 5'7" (min) (7.95m x 3.18m (max) x 1.72m (min))
A spacious open plan room featuring two UPVC double glazed windows enjoying dual aspects to the front and rear, together with a frosted UPVC double glazed door providing access to the side and rear of the property. There is partial spotlighting to the ceiling, a central heating radiator and a Worcester combination boiler. The kitchen is fitted with a range of modern gloss fronted wall and base units with grantite work surfaces over, incorporating a stainless steel 1 1/2 bowl sink and drainer with mixer tap and tiled splashbacks. Integrated appliances include a double oven, four ring induction hob with stainless steel extractor hood above, dishwasher, washing machine and fridge freezer. A breakfast bar provides additional dining and preparation space.

FIRST FLOOR LANDING
2'11" x 5'1" (0.90m x 1.55m)
Providing access to a useful storage cupboard, two bedrooms and a Velux rooflight.

BEDROOM ONE
22'3" x 13'3" (max) x 9'8" (min) (6.80m x 4.06m (max) x 2.96m (min))
A spacious principal bedroom featuring a UPVC double glazed window overlooking the rear elevation, Velux rooflights to the front, a central heating radiator and access to the loft. There is a range of fitted wardrobes and storage units, one of which provides access to further storage space above the staircase. A door leads to the en suite shower room.

EN SUITE SHOWER ROOM
7'10" x 3'1" (2.40m x 0.95m)
Fitted with a concealed cistern WC, a ceramic wash basin set within a storage unit with cupboard space below and mixer tap, and a shower enclosure with a mains-fed shower, handheld attachment and glazed shower screen. The room is fully tiled and further benefits from a chrome ladder-style central heating radiator, ceiling spotlights and an extractor fan.

BEDROOM TWO
22'3" x 10'5" (6.80m x 3.18m)
Featuring a UPVC double glazed window overlooking the rear elevation, Velux rooflights to the front, a central heating radiator and a range of fitted wardrobes and storage units.



GARAGE
18'1" x 8'0" (5.52m x 2.45m)
An attached single garage featuring an electric roller door, power and lighting. A separate UPVC door provides access to the rear, while there is also space and plumbing for a tumble dryer and additional fridge freezers.

OUTSIDE
To the front, the property enjoys a low maintenance garden incorporating paved and block paved areas, with pathways leading to the front entrance and along the side of the property. A block paved driveway provides off road parking for one vehicle and leads to the attached single garage. The rear garden is also designed for ease of maintenance and incorporates a lawned area, paved seating space and a raised composite decked patio, ideal for outdoor dining and entertaining. There are also pebbled and planted borders, with the garden fully enclosed by composite fencing, making it suitable for both children and pets.

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

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.