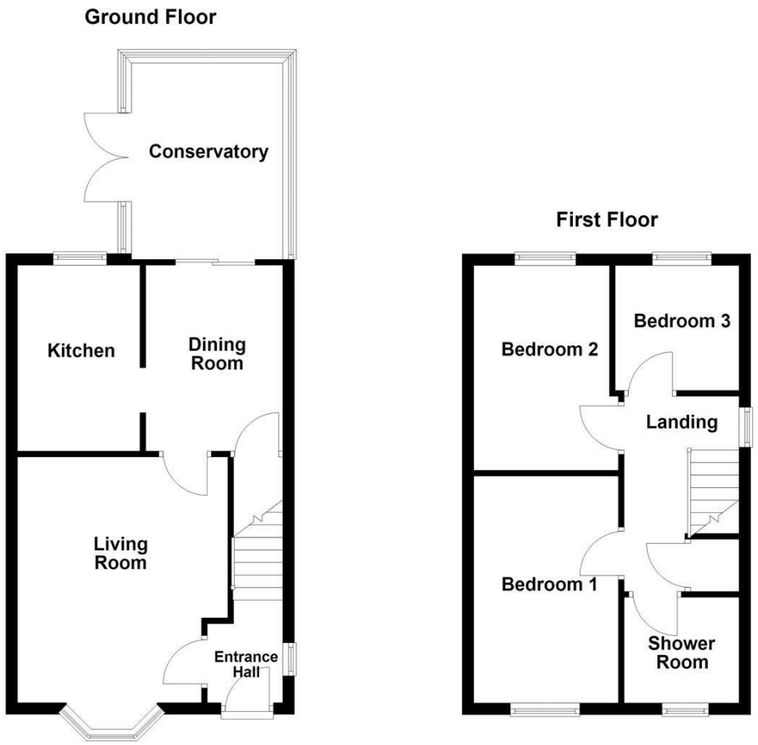
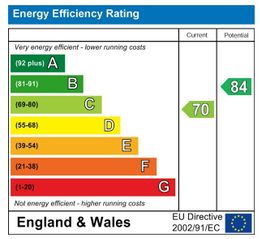




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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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1 The Gardens St. Josephs Mount, Pontefract, WF8 4HS

For Sale Freehold £260,000

Situated just outside Pontefract town centre is this modern three bedroom detached family home, presented to a high standard throughout. The property offers generous reception space, a modern fitted kitchen and shower room, together with ample off road parking, a garage and an enclosed rear garden.

The accommodation briefly comprises an entrance hall with a staircase leading to the first-floor landing and a door providing access to the living room. The living room leads through to the dining room, which in turn provides access to the kitchen, an understairs storage cupboard and the conservatory. The conservatory opens directly onto the rear garden. To the first floor, the landing provides loft access, a useful storage cupboard and doors leading to three bedrooms and the house shower room. Externally, the front of the property is designed for low maintenance and incorporates paved and tarmac areas providing off-road parking for up to three vehicles. The driveway leads to the front entrance and a single semi detached garage with an up-and-over door, power, lighting and a rear access door. The enclosed rear garden is mainly laid to lawn and features both paved and pebbled seating areas, providing an ideal space for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for children and pets.

Pontefract is a popular location for a range of buyers, particularly growing families, with a good selection of shops, schools and amenities available nearby and within the town centre. Regular bus services operate close to the property, while Pontefract benefits from three railway stations providing links to major cities including Leeds, Sheffield and London. The M62 motorway is also within easy reach for those travelling further afield. Pontefract is well known for its racecourse, while nearby Castleford offers further leisure and retail facilities, including Xscape Yorkshire and Junction 32 Outlet Shopping.

An internal viewing is highly recommended to fully appreciate the accommodation and location this property has to offer.



ACCOMMODATION

ENTRANCE HALL
4'5" x 4'3" (1.36m x 1.30m)
A composite entrance door with frosted glazed panels leads into the entrance hall, with a UPVC double glazed window to the side. There is a staircase leading to the first-floor landing, a central heating radiator and a door providing access to the living room.

LIVING ROOM
13'10" x 11'10" (max) x 10'4" (min) (4.23m x 3.63m (max) x 3.17m (min))
The living room has a UPVC double glazed bay window overlooking the front elevation, coving to the ceiling and a central heating radiator. There is an electric fire set within a marble hearth and surround with a laminate mantel, together with a door leading through to the dining room.

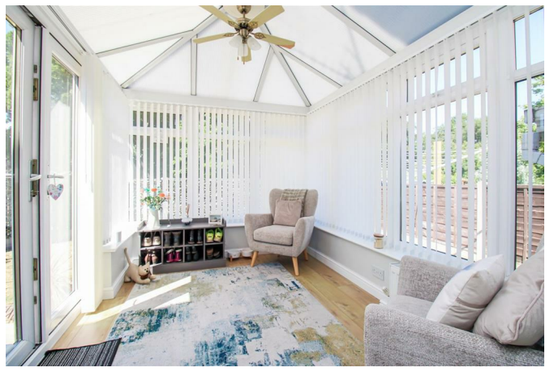


DINING ROOM
10'5" x 7'8" (3.20m x 2.35m)
The dining room has sliding doors leading into the conservatory, an opening into the kitchen, coving to the ceiling and a central heating radiator. There is also access to a useful understairs storage cupboard.



KITCHEN
10'5" x 6'11" (3.20m x 2.11m)
The kitchen has a UPVC double glazed window overlooking the rear elevation and a central heating radiator. It is fitted with a range of modern wall and base units with gloss fronts and laminate work surfaces over, incorporating a stainless steel 1 1/2 bowl sink and drainer with mixer tap. There is a four ring induction hob with a partial stainless steel splashback and stainless steel extractor hood above, together with an integrated oven, integrated microwave and integrated washing machine. There is also space for a fridge freezer, while the Ideal combination boiler is housed within the kitchen.

CONSERVATORY
11'0" x 8'4" (3.37m x 2.55m)
The conservatory is surrounded by UPVC double glazed windows and has a central heating radiator. A set of UPVC double glazed French doors opens onto the rear garden.



FIRST FLOOR LANDING
11'1" x 6'2" (max) x 3'0" (min) (3.38m x 1.90m (max) x 0.92m (min))
The landing has a UPVC double glazed window to the side elevation, loft access and an over stairs storage cupboard. Doors provide access to three bedrooms and the shower room.

BEDROOM ONE
12'11" x 8'6" (3.95m x 2.60m)
The main bedroom has a range of fitted wardrobes and storage units with sliding doors. There is also a UPVC double glazed window overlooking the front elevation, a central heating radiator and coving to the ceiling.





BEDROOM TWO
11'6" x 8'6" (max) x 8'1" (min) (3.51m x 2.60m (max) x 2.48m (min))
The second bedroom has a UPVC double glazed window overlooking the rear elevation, a central heating radiator and coving to the ceiling.



BEDROOM THREE
7'0" x 6'5" (2.15m x 1.98m)
The third bedroom has a UPVC double glazed window overlooking the rear elevation, a central heating radiator and coving to the ceiling.

SHOWER ROOM
6'0" x 6'0" (1.83m x 1.83m)
The shower room has a frosted UPVC double glazed window overlooking the front elevation and a column-style central heating radiator. It is fitted with a low flush WC, a ceramic wash basin set within a storage unit with mixer tap and a shower enclosure with a mains-fed overhead shower, separate handheld attachment and glass shower screen. There is also an extractor fan, partial wall panelling and tiled walls.



OUTSIDE
To the front, the property has a low maintenance garden with a tarmac and block paved driveway providing off-road parking for up to three vehicles. The driveway leads to the front entrance and continues along the side of the property to a single semi-detached garage with an up-and-over door, power, lighting and a rear access door. The enclosed rear garden is mainly laid to lawn and incorporates a block-paved patio, providing an ideal space for outdoor dining and entertaining. There are also pebbled borders, while the garden is fully enclosed by timber fencing, making it suitable for 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.