

**WAKEFIELD**  
 01924 291 294

**OSSETT**  
 01924 266 555

**HORBURY**  
 01924 260 022

**NORMANTON**  
 01924 899 870

**PONTEFRACT & CASTLEFORD**  
 01977 798 844



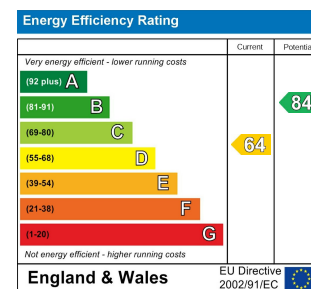
## 6 Waulk Mill Close, Upton, Pontefract, WF9 1NA

**For Sale Freehold £250,000**

Enjoying a cul-de-sac location is this three bedroom detached family home with front and rear gardens, off road parking and an internal garage with electric door, a spacious lounge diner and kitchen with separate utility room. Available with no chain involved, vacant possession, UPVC double glazing and gas central heating.

In need of updating, however offering much potential throughout the accommodation fully comprises a entrance hall, downstairs w.c., inner hallway, lounge diner, kitchen diner, utility room, integral garage, first floor landing, three bedrooms (bedrooms one and two both having fitted wardrobes) and shower room/w.c. Outside to the front of the property there are double cast iron gates providing access onto a large block paved driveway with a paved pathway leading to the rear of the property. The rear garden is completely enclosed with an attractive lawned garden with planted borders and a block paved patio.

The property itself is located near local amenities and schools in Upton with great transport links and easy access to the A1, perfect for the commuter who is looking to travel further afield. Only a full internal inspection will show all that is on offer at this quality home.



**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.

**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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
 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 339572,  
 Pontefract & Castleford office 01977 798844 or 07776458351,  
 Ossett & Horbury offices 01924 266555  
 and Normanton office 01924 899870.  
 Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*your home may be repossessed if you do not keep up repayments on your mortgage



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed door leading into the entrance hall with UPVC double glazed window. Timber doors into the inner hallway and w.c.

W.C.

31" x 60" [0.94m x 1.84m]  
UPVC double glazed frosted window, low level flush w.c., wall hung wash basin with two taps, central heating radiator.

INNER HALL

1.86m x 4.03m  
Staircase leading to the first floor landing, central heating radiator, timber doors into the living room and kitchen. Understairs cloakroom space.

LOUNGE DINER

23'11" x 13'11" max x 9'8" min [7.31m x 4.25m max x 2.969m min]  
UPVC double glazed window to the front, central heating radiator and to the rear aspect there are UPVC sliding doors. Coving to the ceiling and a further central heating radiator.



KITCHEN DINER

10'5" x 10'2" [3.2m x 3.1m]  
A range of wall and base units, laminate work surface over, tiled splashback,

integrated double oven and grill with four ring gas hob having cooker hood over. Laminate flooring and central heating radiator. Fluorescent strip lighting to the ceiling and UPVC double glazed window to the rear aspect. Stainless steel sink and drainer with mixer tap. Timber door into the utility room.



UTILITY ROOM

12'2" x 8'0" [3.71m x 2.45m]  
UPVC door with double glazed frosted window and window. Stainless steel sink and drainer with a mixer tap. A range of wall and base units with laminate work surface over, plumbing and drainage for a washing machine. space for a dryer, space for a fridge freezer, wall mounted combi boiler, fluorescent strip lighting, laminate flooring and central heating radiator. Timber door into the integral single garage.



INTEGRAL GARAGE

18'9" x 8'7" [5.72m x 2.64m]  
Electric up and over door to the front, fluorescent strip lighting and loft access.

FIRST FLOOR LANDING

UPVC double glazed window, loft access and doors leading to the bedrooms and shower room/w.c. Storage cupboard.

BEDROOM ONE

12'5" x 12'4" [3.81m x 3.77m]  
UPVC double glazed window and a central heating radiator. Fitted wardrobes with sliding doors.



BEDROOM TWO

12'6" x 11'3" [3.82m x 3.44m]  
UPVC double glazed window to the rear and central heating radiator. Fitted wardrobes with sliding doors.



BEDROOM THREE

7'7" x 9'4" max x 5'9" min [2.32m x 2.86m max x 1.76m min]  
UPVC double glazed window and a central heating radiator.



SHOWER ROOM/W.C.

5'4" x 7'6" [1.64m x 2.31m]  
Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap, enclosed shower cubicle with bi-folding glass doors and mixer shower. Tiled walls, coving to the ceiling, inset spotlights to the ceiling and extractor fan to the ceiling. UPVC frosted double glazed window and a central heating radiator.



OUTSIDE

To the front there are double cast iron gates providing access onto a low maintenance block paved driveway leading to the integral single garage. A single cast iron gate provides access into a paved pathway leading to the rear. Planted borders with solid brick walls. The rear garden has a block paved patio area overlooking a pleasant rear lawned garden with planted borders on all sides, timber shed and timber panelled fences.



COUNCIL TAX BAND

The council tax band for this property is C

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.