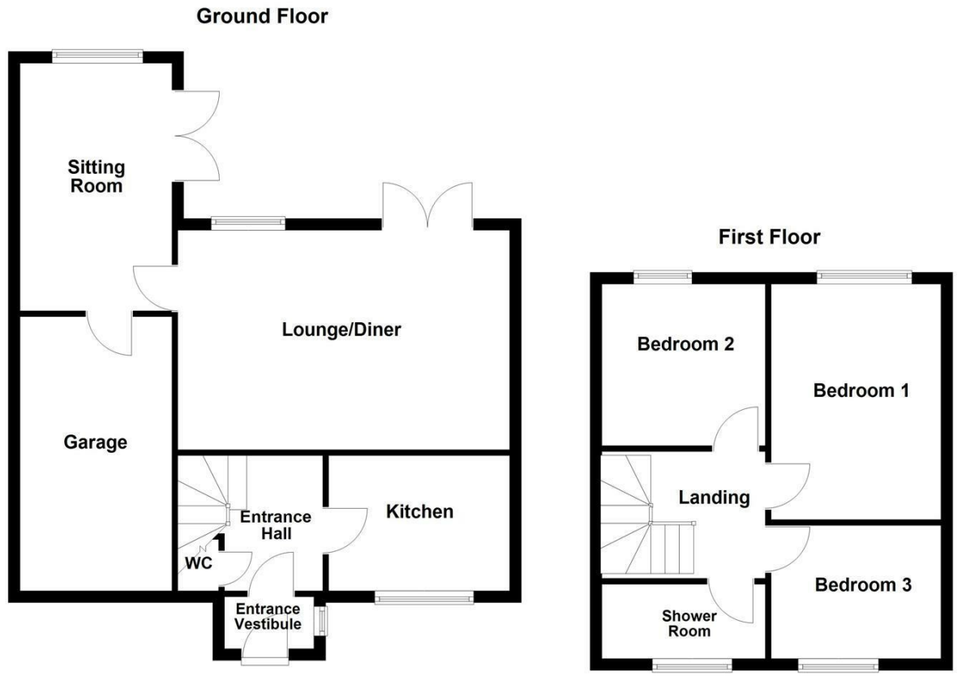
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



5 Hadrian Close, Thorpe Audlin, Pontefract, WF8 3EY

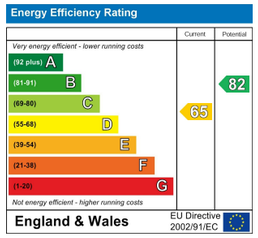
For Sale Freehold £275,000

Proudly introducing to the market is this three bedroom extended detached property situated in the sought after location of Thorpe Audlin benefitting from countryside views to the front, modern kitchen, driveway with attached garage and an enclosed rear garden.

The property briefly comprises of the entrance vestibule leading into the entrance hall, w.c., modern kitchen, lounge/diner, sitting room and attached garage. To the first floor landing there are three bedrooms and modern shower room. Externally there is a lawned garden and driveway providing off road parking for four vehicles leading to the attached garage. To the rear is a south-east facing garden incorporating flagged patio area, perfect for outdoor dining and a lawned garden, enclosed by timber fencing.

The property is situated in the popular village of Thorpe Audlin which sits just outside of Pontefract town centre and offers excellent commuter and transport links. The property is within close proximity to the A1m motorway and enjoys a number of well regarded local schools. Rogerthorpe Manor Hotel is situated within the village and the location is ideal for families and pets due to it's excellent walking facilities in this semi rural location.

Only a full internal inspection will reveal the potential on offer at this quality home and an early viewing comes highly recommended.



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 VESTIBULE
Composite front entrance door, tiled flooring and door leading to the entrance hall.

ENTRANCE HALL
Doors to the downstairs w.c., kitchen and lounge/diner. Central heating radiator and stairs to the first floor landing.

KITCHEN
7'7" x 7'7" (2.32m x 2.33m)
Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, integrated cooker with four ring induction hob and pull out extractor fan. Space and plumbing for a washing machine, integrated dishwasher and space for a fridge/freezer. UPVC double glazed window to the front elevation.

W.C.
2'3" x 3'2" (0.7m x 0.98m)
Low flush w.c., wash hand basin with mixer tap and tiled splash back.

LOUNGE/DINER
12'4" x 18'7" (3.76m x 5.68m)
Central heating radiator, UPVC double glazed patio doors and window to the rear elevation, door to the sitting room.

SITTING ROOM
13'10" x 8'6" (4.24m x 2.60m)
UPVC double glazed patio door and window to the rear elevation, central heating radiator and door to the attached garage.

GARAGE
15'4" x 8'6" (4.69m x 2.60m)
Brick built attached garage with manual up and over door, power and electrics.

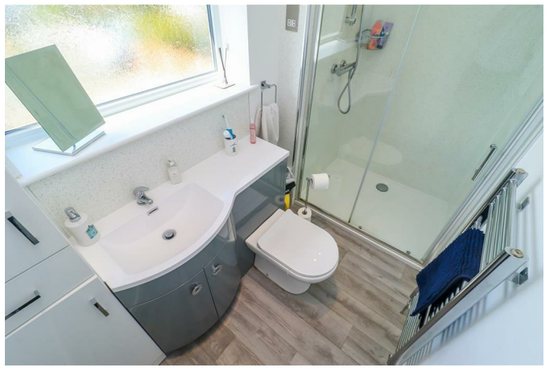
FIRST FLOOR LANDING
UPVC double glazed window to the side elevation, loft access and doors to three bedrooms and the shower room.

BEDROOM ONE
13'2" x 9'6" (4.03m x 2.91m)
Central heating radiator, UPVC double glazed window to the rear elevation enjoying far reaching countryside views and a range of fitted wardrobes.

BEDROOM TWO
9'1" x 9'2" (2.77m x 2.80m)
Central heating radiator and UPVC double glazed window overlooking the rear elevation.

BEDROOM THREE
7'5" x 9'6" (2.28m x 2.91m)
Range of fitted wardrobes and UPVC double glazed window to the front elevation overlooking pleasant field views.

SHOWER ROOM/W.C.
9'2" x 4'1" (2.8m x 1.27m)
Three piece suite comprising hand wash hand with w.c. and useful storage cupboard, shower unit with overhead shower. UPVC double glazed frosted window to the front elevation, extractor fan, spotlights and chrome ladder style radiator.



OUTSIDE
To the front is a lawned garden and driveway providing ample off road parking leading to an attached garage. To the rear is a flagged patio area and lawned garden, enclosed by timber fencing.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"My property is a peaceful and wonderful place to live, the village of Thorpe Audlin is a thriving and family friendly place with lots of activities held in the village hall throughout the year. I will be very sad to leave"

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.

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.