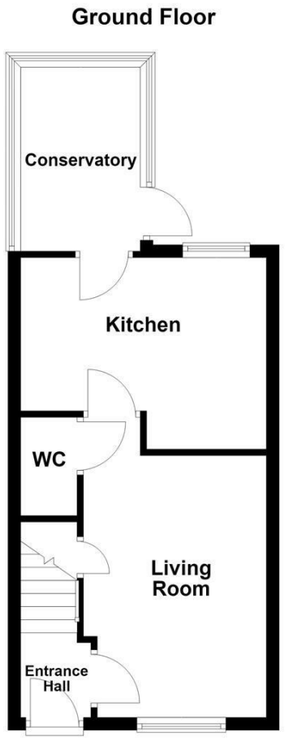
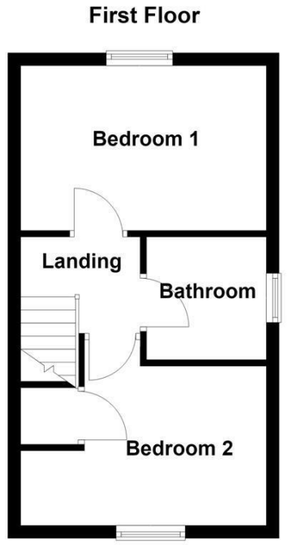
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844







25 Foxhunters Way, South Elmsall, Pontefract, WF9 2SB

For Sale Freehold £165,000

Nestled within a modern development in the sought after South Elmsall area of Pontefract is this well presented two bedroom semi detached home, offering well proportioned accommodation throughout. Benefitting from generous reception space, a conservatory, front and rear gardens and off road parking, this attractive property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with staircase providing access to the first floor and a door leading through to the living room. From the living room there is access to useful understairs storage, a downstairs W.C. and the kitchen. The kitchen in turn leads through to the conservatory, which provides direct access to the rear garden. To the first floor, the landing provides loft access and doors leading to two well proportioned bedrooms and the house bathroom. Bedroom two also benefits from useful over stairs storage. Externally, to the front is a lawned garden with a pathway leading to the front entrance, together with a paved and pebbled driveway providing off road parking. The driveway leads to a detached single garage with up and over door, power and lighting. To the rear is a low maintenance enclosed garden incorporating pebbled areas and a paved patio, ideal for outdoor dining and entertaining. There is also a garden shed, while timber fencing provides enclosure, making the garden ideal for both children and pets.

South Elmsall is a convenient location for a range of buyers, particularly first time buyers, professional couples and small families. Local shops, schools and everyday amenities can be found nearby, with a wider range of facilities available in neighbouring Pontefract, Hemsworth and Knottingley. Regular bus services operate close by, while South Elmsall and Moorthorpe railway stations are both within easy reach. Pontefract also benefits from several railway stations providing wider connections, while road links give convenient access towards the A1[M], M62 and M1 motorway networks for those travelling further afield.

Only a full internal inspection will truly reveal everything this appealing 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
Frosted and stained glass UPVC double glazed front entrance door leading into the entrance hall. Central heating radiator, staircase providing access to the first floor landing and door leading into the living room.

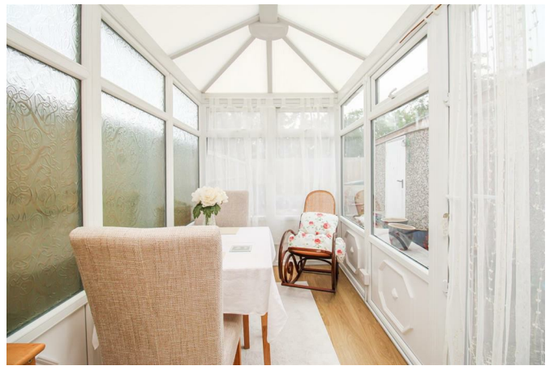
LIVING ROOM
9'6" x 15'5" (max) x 11'5" (min) (2.90m x 4.72m (max) x 3.48m (min))
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling. Feature gas fire with marble hearth and surround and wooden mantle. Access is provided to the kitchen, downstairs W.C. and a useful understairs storage cupboard.



DOWNSTAIRS W.C.
5'2" x 2'11" (1.60m x 0.90m)
Central heating radiator, low flush W.C., pedestal wash basin with tiled splashback and extractor fan.

KITCHEN
12'3" x 9'10" (max) x 7'10" (min) (3.75m x 3.0m (max) x 2.40m (min))
UPVC double glazed window overlooking the rear elevation and frosted UPVC double glazed door leading into the conservatory. Fitted with a modern range of wall and base units with laminate work surfaces over, incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Five ring gas hob with partial glazed splashback and stainless steel extractor hood above, integrated double oven and integrated slimline dishwasher. Space and plumbing for a washing machine and space for a fridge freezer.

CONSERVATORY
9'4" x 5'8" (2.86m x 1.75m)
Surrounded by UPVC double glazed windows, some of which are frosted, together with a UPVC double glazed door providing access to the rear garden.



FIRST FLOOR LANDING
Loft access and doors providing access to bedrooms one and two and the house bathroom.

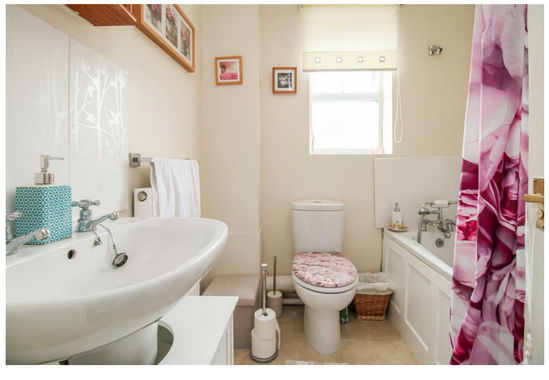
BEDROOM ONE
8'3" x 12'6" (2.53m x 3.82m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM TWO
12'6" x 9'3" (max) x 3'3" (min) (3.82m x 2.84m (max) x 1.0m (min))
UPVC double glazed window overlooking the front elevation, central heating radiator and useful over stairs storage cupboard with wardrobe rail.



BATHROOM
6'3" x 6'3" (1.92m x 1.93m)
Frosted UPVC double glazed window overlooking the side elevation and central heating radiator. Fitted with a low flush W.C., pedestal wash basin with tiled splashback and panelled bath with mixer tap and shower attachment. Part tiled walls around the bath.



OUTSIDE
To the front of the property is a lawned garden with a paved pathway leading to the front entrance. A paved driveway runs down the side of the property, providing off road parking and leading to the detached garage. The rear garden is predominantly pebbled and incorporates a paved patio area, ideal for outdoor dining and entertaining. There is also a garden shed, while the garden is fully enclosed by timber fencing, making it ideal for both children and pets.



DETACHED GARAGE
Single detached garage with up and over door, power and lighting.

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.