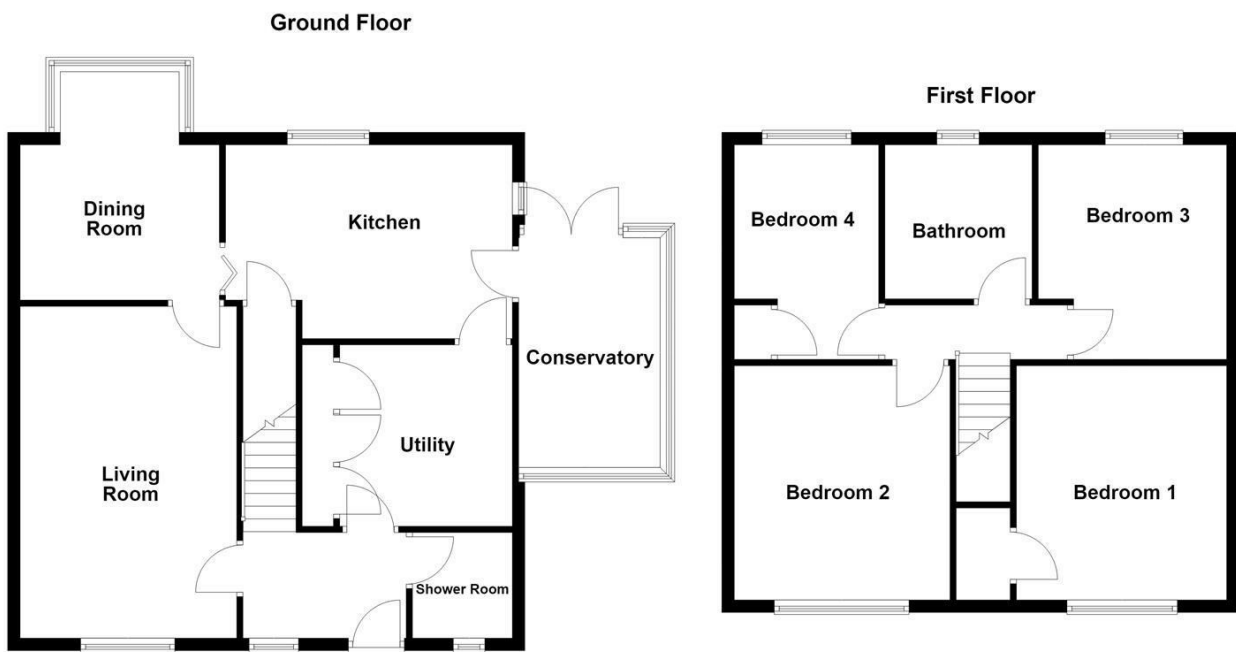


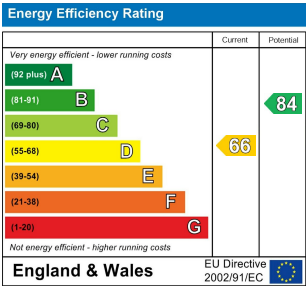


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



3A Pontefract Road, Ferrybridge, Knottingley, WF11 8PN

For Sale Freehold £325,000

An individual and deceptively spacious four-bedroom detached family home, set on a generously proportioned plot with ample off street parking and a private, southerly facing rear garden. The property also benefits from solar panels with a battery storage system and a useful former stable, currently used as a summer house and store.

Benefiting from gas fired central heating and double-glazed windows, this attractive and substantial home is approached through a welcoming reception hall, with a guest cloakroom and separate shower room. The well-proportioned main living room features an attractive fireplace and provides access to a separate dining room overlooking the rear garden. The good-sized kitchen is fitted with a range of modern units and includes provision for a range style cooker, together with a door leading into the conservatory at the side of the property. A spacious utility and laundry room completes the ground-floor accommodation. To the first floor, the principal bedroom benefits from a private washroom, while three further well proportioned bedrooms are served by a family bathroom fitted with a four-piece suite. Outside, a large block-paved driveway and additional hardstanding provide ample off-street parking and lead to the garage, positioned to the side of the house. The gardens extend around the side of the property, passing the conservatory and continuing to the rear. The generous rear garden enjoys a pleasant southerly aspect and features a good-sized lawn with mature shrubs, providing a high degree of privacy. A former stable offers a versatile additional space and is currently used as a summer house and store.

The property is situated within a popular residential neighbourhood, conveniently placed for a range of local shops, schools and recreational facilities. There is easy access to the national motorway network, while the neighbouring town of Pontefract provides a wider selection of amenities and transport links. Knottingley train station is close by with regular trains to Leeds, Wakefield and wider areas.



ACCOMMODATION

RECEPTION HALL
8'6" x 5'6" [2.60m x 1.70m]
UPVC front entrance door with a frosted glazed panel and a central heating radiator.

SHOWER ROOM
5'6" x 5'2" [1.70m x 1.60m]
Frosted window to the front, tiled walls and a three piece white and chrome suite comprising a corner shower enclosure with electric shower, vanity wash basin with storage cupboard beneath and a low-flush W.C. Extractor fan and a heated towel rail.



LIVING ROOM
17'8" x 11'5" [5.40m x 3.50m]
Window to the front, central heating radiator and a contemporary fireplace with a wooden surround, marble effect inserts and hearth, housing a living-flame coal-effect gas fire and benefitted from Somfy blinds with a remote control.



DINING ROOM
10'5" x 8'2" [3.20m x 2.50m]
Square bay window overlooking the rear garden with a window seat and a double central heating radiator.

KITCHEN
15'1" x 10'2" [4.60m x 3.10m]
Windows to the side and rear. Fitted with an extensive range of wood effect wall and base units with dark laminate work surfaces incorporating a Belfast style ceramic sink and drainer. Integral range style cooker with a matching filter hood above, integrated dishwasher and space for a tall fridge freezer. Useful understairs storage cupboard and a matching cupboard housing the gas-fired central heating boiler.

CONSERVATORY
7'6" x 11'5" [2.30m x 3.50m]
Double doors provide access to the rear garden.

UTILITY ROOM
9'6" x 9'2" [2.90m x 2.80m]
Space and plumbing for a washing machine and tumble dryer, together with fitted storage cupboards. The room also houses the inverter for the solar panel and battery storage system.

FIRST FLOOR LANDING
Loft access hatch with a fold-down fitted ladder and is partially boarded/floored.

BEDROOM ONE
12'5" x 11'1" [3.80m x 3.40m]
Window to the front, central heating radiator, Somfy blinds with a remote control and a useful built-in over stairs cupboard incorporating a wash basin.



BEDROOM TWO
12'5" x 12'5" [max] [3.80m x 3.80m [max]]
Window to the front, central heating radiator, Somfy blinds with a remote control and a full width range of fitted wardrobes.



BEDROOM THREE
11'5" x 9'10" [3.50m x 3.0m]
Window overlooking the rear garden, central heating radiator, two fitted double wardrobes and matching storage cupboards.

BEDROOM FOUR
11'5" x 7'6" [3.50m x 2.30m]
Window overlooking the rear garden, central heating radiator and a built-in airing cupboard housing the hot water cylinder.

BATHROOM
8'2" x 7'10" [2.50m x 2.40m]
Frosted window to the rear, tiled walls and flooring, and a four piece suite comprising

a ball-and-claw-foot roll-top bath with shower attachment, separate shower enclosure with glazed screens, pedestal wash basin and a low flush W.C. Central heating radiator.



OUTSIDE
To the front, the property has a broad block paved driveway providing ample off street parking and additional hardstanding, leading to the attached single garage. A neat lawned garden features a mature tree and established shrubs, while a secondary vehicular entrance is positioned to the side. The gardens wrap around the side of the property, passing the conservatory and continuing to the rear with an outside tap. Here, there is a larger lawned garden, paved patio seating area and a useful former stable, currently used as a storage shed.



WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The property is very private and not overlooked to the rear, great access to motorway network, buses and trains, and friendly neighbours. "

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

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.