Richard Kendall Estate Agent

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2 Prince Drive, Fitzwilliam, Pontefract, WF9 5FD

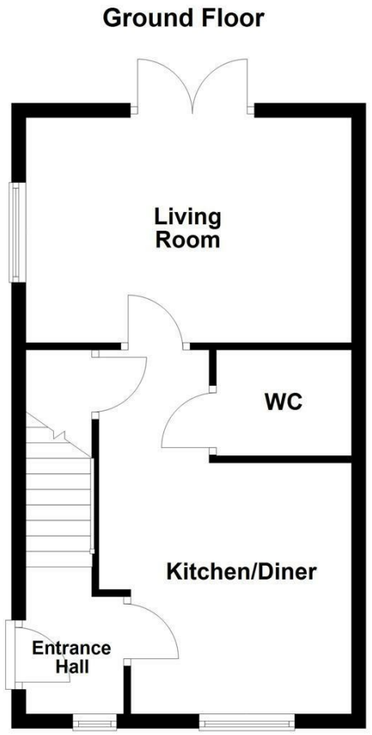
For Sale Freehold £185,000

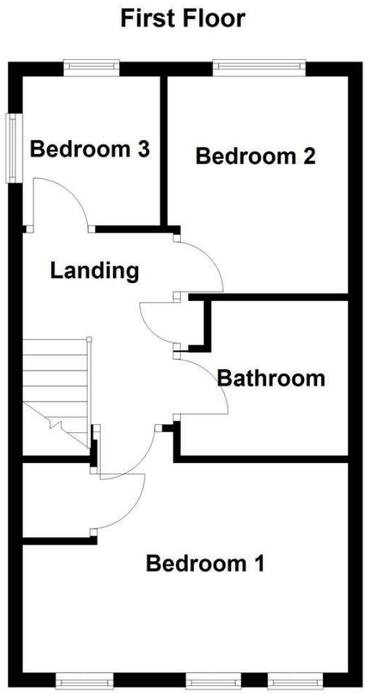
Situated on a modern and popular development in the Fitzwilliam area is this well presented three bedroom semi detached home. Offering well proportioned accommodation throughout, including three good sized bedrooms, generous reception space, an enclosed rear garden and off road parking, this property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with staircase to the first floor landing and doors providing access to the kitchen/diner and living room. The kitchen/diner benefits from useful understairs storage and a downstairs WC, while the living room enjoys direct access to the rear garden. To the first floor, the landing provides loft access, a storage cupboard and doors leading to three bedrooms and the house bathroom. Bedroom one further benefits from additional overstairs storage. Externally, the front and side gardens are laid mainly to lawn with a planted shrub border and iron fencing, with a gate leading to a paved pathway to the front entrance. The rear garden is predominantly lawned and incorporates a paved patio area, ideal for outdoor dining and entertaining, along with a timber garden shed for storage. The garden is fully enclosed by a combination of walling and timber fencing, making it ideal for pets and children, and benefits from both front and rear gated access. Beyond the rear garden is a tarmac parking area providing off road parking for two vehicles.

Fitzwilliam is an excellent location for a wide range of buyers, particularly first-time buyers, small families and professional couples. Local shops and schools are within walking distance, with a broader range of amenities available in nearby towns including Pontefract, Featherstone and Hemsworth. The area is well served by local bus routes and benefits from its own train station, offering direct links to Leeds and Doncaster. For those commuting further afield, the A1 is a short drive away, providing access to the M62 and M1 motorway networks.

An early internal inspection is highly recommended to fully appreciate all that this modern home has to offer and to avoid disappointment.



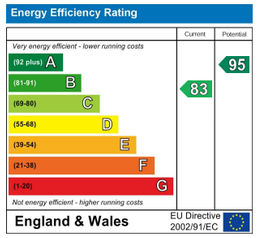


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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
A composite side entrance door with a frosted glass pane leads into the entrance hall with a central heating radiator, UPVC double glazed window to the front elevation, doors through to the kitchen diner and stairs providing access to the first floor landing.

KITCHEN DINER
16'8" x 11'5" (max) x 4'11" (min) (5.10m x 3.50m (max) x 1.52m (min))
Fitted with a range of modern wall and base units with laminate work surfaces, a stainless steel sink and drainer with mixer tap, a four ring gas hob with partial glass splashback and extractor above, integrated oven, integrated dishwasher, integrated fridge freezer, and space and plumbing for a washing machine. UPVC double glazed window to the front elevation, central heating radiator, doors to understairs storage, the downstairs w.c. and the living room.

W.C.
6'2" x 4'9" (1.88m x 1.47m)
An extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, and tiled splashback.

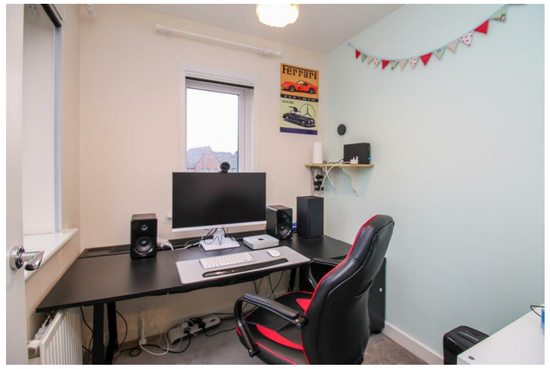
LIVING ROOM
14'11" x 10'4" (4.55m x 3.15m)
UPVC double glazed window to the side elevation, a set of UPVC double glazed French doors opening onto the rear garden, and a central heating radiator.

FIRST FLOOR LANDING
Loft access, access to a storage cupboard, a central heating radiator, and doors to three bedrooms and the house bathroom.

BEDROOM ONE
14'11" x 10'11" (max) x 5'11" (min) (4.55m x 3.35m (max) x 1.82m (min))
UPVC double glazed window to the front elevation, central heating radiator, and a useful storage cupboard.

BEDROOM TWO
10'4" x 8'4" (max) x 7'8" (min) (3.16m x 2.55m (max) x 2.36m (min))
UPVC double glazed window to the rear elevation and a central heating radiator.

BEDROOM THREE
8'8" x 6'4" (2.65m x 1.95m)
Two UPVC double glazed windows, one to the side elevation and one to the rear elevation, along with a central heating radiator.



HOUSE BATHROOM/W.C.
7'0" x 6'11" (max) x 5'6" (min) (2.15m x 2.13m (max) x 1.70m (min))
Fitted with an extractor fan, central heating radiator, low flush w.c, pedestal wash basin with mixer tap, and a panel bath with mixer tap and mains-fed shower attachment, complemented by a shower screen and partial tiling.

OUTSIDE
To the front and side of the property, the garden is laid mainly to lawn with mature shrub borders and iron fencing, with gated access leading around to the rear. The rear garden is predominantly laid to lawn and includes a paved patio area ideal for outdoor dining and entertaining, as well as a timber shed providing useful garden storage. The garden is fully enclosed by walls and timber fencing and benefits from two timber access gates. Beyond the garden, there are two tarmac parking spaces providing off road parking for the property.

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.

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.