



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



20 Lincoln Crescent, South Elmsall, Pontefract, WF9 2TJ

For Sale Freehold £260,000

Nestled in a pleasant cul-de-sac location is this spacious three bedroom detached bungalow sits on a generous corner plot with larger than average gardens and stunning far reaching views from the living and dining areas. Offering excellent potential for extension (subject to consent), the property also benefits from well proportioned accommodation, ample off road parking, a larger than average garage and beautifully maintained enclosed gardens to the side and rear.

The property briefly comprises an entrance hall, a bright and spacious lounge/dining room that takes full advantage of the impressive views, a fitted kitchen, a modern bathroom, and three bedrooms. Outside, the front features a low maintenance tiered garden and driveway. The generous side and rear gardens offer a mix of lawned areas, decorative pebbled sections, paved patios, and a timber summerhouse, perfect for outdoor entertaining or relaxing in privacy, all enclosed by timber fencing.

Situated within close proximity to local amenities and schools, the property also benefits from excellent transport links with main bus routes nearby, easy access to the A1, and South Elmsall train station within walking distance for direct connections to Leeds, Sheffield, and Wakefield.

With its generous outdoor space, stunning views, and prime position on a large corner plot, this property offers a rare opportunity not to be missed. A full internal inspection is highly recommended to truly appreciate everything this quality home has to offer.



ACCOMMODATION

ENTRANCE HALL

Timber framed side entrance door, loft access, coving to the ceiling, central heating radiator, fitted storage cupboards and doors to the lounge/dining room, kitchen, three bedrooms and bathroom.

LOUNGE/DINING ROOM

21'11" x 18'2" [max] x 9'0" [min] [6.7m x 5.55m [max] x 2.76m [min]]

UPVC double glazed windows to the front with stunning far reaching views, coving to the ceiling, two ceiling roses, serving hatch into the kitchen, two central heating radiators and gas fireplace with tiled hearth, exposed brick surround and wooden mantle.



KITCHEN

8'7" x 12'10" [2.63m x 3.93m]

Range of shaker style wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob with extractor hood. Space and plumbing for a washing machine, space for an under counter fridge/freezer and breakfast bar with laminate work surface over. Storage cupboard, UPVC double glazed window and timber framed door to the side, serving hatch into the lounge/dining room and central heating radiator.

BATHROOM/W.C.

8'6" x 5'0" [2.6m x 1.53m]

Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and panelled bath with electric shower attachment. UPVC double glazed frosted window to the side and chrome ladder style radiator.



BEDROOM ONE

11'10" x 10'6" [3.62m x 3.22m]

UPVC double glazed window to the rear and central heating radiator.



BEDROOM TWO

11'10" x 10'5" [3.62m x 3.18m]

UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

8'9" x 6'11" [2.67m x 2.12m]

UPVC double glazed window to the rear and central heating radiator.



OUTSIDE

To the front is a low maintenance tiered garden incorporating a block paved driveway providing off road parking leading to the larger than average single detached garage [5.83m x 3.47m] with up and over door, power and light. To the side and rear is a south and east facing larger than average lawned garden with planted beds and mature trees, pebbled areas, paved patio areas, perfect for outdoor dining and entertaining and a timber built summerhouse, fully enclosed by timber fencing.



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.