



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

IMPORTANT NOTE TO PURCHASERS

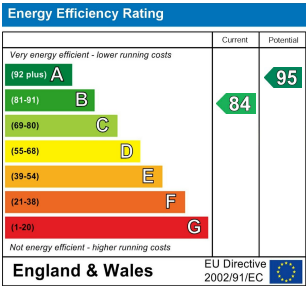
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



8 Edward Mews, Pontefract, WF8 4SR

For Sale Freehold £265,000

beautifully presented three bedroom semi detached home, superbly positioned on the highly sought after Princes Park development, directly opposite Pontefract Racecourse and within easy reach of Pontefract town centre.

The accommodation briefly comprises a welcoming entrance hall giving access to the open plan dining kitchen, fitted with modern wall and base units and a range of integrated appliances. The ground floor continues with a light and spacious lounge, downstairs w.c., and a separate utility room. To the first floor, the landing leads to three well proportioned bedrooms, including a principal bedroom with en suite shower room, all served by a contemporary family bathroom. Externally, the property offers a double driveway providing off road parking for two vehicles and a lawned front garden. To the rear is a fully enclosed garden, laid mainly to lawn with a paved patio area, all enclosed by timber fencing, perfect for families and outdoor entertaining.

Pontefract is ideally suited to a wide variety of buyers, offering excellent local amenities, well regarded schools, and superb transport links. The M62 motorway is only a short drive away, and Pontefract Tanshelf train station is within walking distance, making commuting simple and convenient.

An internal inspection is essential to appreciate the quality and presentation of this outstanding home, and early viewing is strongly advised.



ACCOMMODATION

ENTRANCE HALL

Entrance door with frosted side pane, central heating radiator, a fitted cupboard and leads into a wonderful open plan kitchen/dining room.

OPEN PLAN DINING KITCHEN

16'2" x 16'6" [4.95m x 5.05m]

A range of modern wall and base units with integrated sink and drainer with swan neck mixer tap, integrated oven, hob, microwave, fridge freezer and dishwasher. UPVC double glazed window, stairs to the first floor landing and doors to the w.c., lounge and utility room.



W.C

Spacious downstairs cloakroom comprising low flush w.c. and wash basin. Central heating radiator and large storage unit.

LOUNGE

16'6" x 10'7" [5.03m x 3.25m]

A light and airy lounge with central heating radiator and bi-folding doors opening out onto the garden.



UTILITY ROOM

Range of wall and base units with plumbing for automatic washing machine.

FIRST FLOOR LANDING

Central heating radiator, doors to three bedrooms and the house bathroom.

BEDROOM ONE

12'7" x 8'11" [3.84m x 2.74m]

UPVC double glazed window, central heating radiator and quality fitted wardrobes.



EN SUITE SHOWER ROOM/W.C.

Modern three piece suite comprising walk in shower cubicle, wash basin and low flush w.c. Chrome ladder style radiator.



BEDROOM TWO

9'1" x 13'6" [2.77m x 4.14m]

UPVC double glazed window and central heating radiator.

BEDROOM THREE

7'1" x 9'3" [2.16m x 2.84m]

Currently used as a walk in wardrobe/dressing room. UPVC double glazed window, fitted wardrobes and central heating radiator.

HOUSE BATHROOM/W.C.

Modern three piece suite comprising bath with shower over, wash basin and low flush w.c. UPVC double glazed frosted window and fully tiled walls.



OUTSIDE

Outside to the front is a lawned garden and driveway providing off street parking. To the rear is a well maintained enclosed garden with lawn and paved seating area.



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.