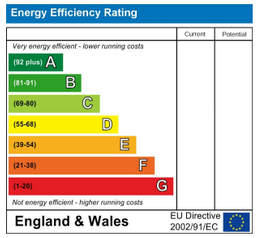


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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



11 Park Avenue, Darrington, Pontefract, WF8 3AY

For Sale Freehold Asking Price £440,000

A well proportioned five bedroom detached family home, benefitting from an en suite to the principal bedroom, attached double garage and a lovely enclosed rear garden, now offering an excellent opportunity for a purchaser to undertake a programme of cosmetic updating to their own tastes.

The property benefits from modern UPVC double glazing and a gas fired central heating system and offers generous, versatile accommodation throughout. The property is approached through an entrance porch, which leads into a central reception hall with useful storage and a guest W.C.
The main living room is positioned to the front of the property and features an attractive fireplace, with a glazed door leading through to the separate dining room at the rear. The kitchen is fitted with an extensive range of units and integrated appliances and enjoys pleasant views over the rear garden. An additional garden room provides further reception space and takes full advantage of the outlook over the gardens. To the first floor, the principal bedroom suite incorporates a dressing area with fitted furniture, a generous double bedroom and an adjoining en suite bathroom. There are two further double bedrooms and two additional bedrooms, all served by the family shower room. Externally, the property enjoys a well tended front garden with lawn, established beds and borders and driveway parking leading to the attached double garage with automated door. To the rear is a larger enclosed garden with paved patio seating areas, a generous lawn, mature planting, pergola seating area, greenhouse and former vegetable plot.

The property is situated within a sought after cul-de-sac of similar quality homes, close to the heart of the desirable village of Darrington. The village offers a range of local shops, schools and recreational facilities, while the nearby town of Pontefract provides a broader selection of amenities and railway connections. The national motorway network is also readily accessible, making the property convenient for those travelling further afield.

Only a full internal inspection will truly reveal the space and potential this substantial family home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH
11'1" x 2'7" (3.40m x 0.80m)
Double glazed windows overlooking the front elevation and composite front entrance door leading into the porch. Ceramic tiled flooring and inner door providing access to the reception hall.

RECEPTION
10'9" x 8'10" (3.30m x 2.70m)
UPVC entrance door, wood effect laminate flooring and double central heating radiator. Built-in cloaks cupboard, staircase providing access to the first floor landing and useful understairs storage cupboard.

GUEST W.C.
3'11" x 3'11" (1.20m x 1.20m)
Fitted with a two piece white and cream suite comprising low flush W.C. with concealed cistern and vanity wash basin with storage beneath. Tiled walls and extractor fan.

LIVING ROOM
14'9" x 11'1" (4.50m x 3.40m)
Window overlooking the front elevation and double central heating radiator. Feature fireplace with ornate surround, marble inset and hearth housing a living flame coal effect gas fire. Glazed door providing access to the adjoining dining room.

DINING ROOM
12'1" x 11'1" (3.70m x 3.40m)
Wide sliding patio doors opening directly onto the rear garden and double central heating radiator. Matching glazed door providing access to the kitchen.

KITCHEN
15'8" x 8'10" (4.80m x 2.70m)
Window overlooking the rear garden and fitted to a lovely standard with an extensive range of gloss cream fronted wall and base units with butcher block style laminate work surfaces over and matching upstands. Stainless steel sink unit, four ring stainless steel gas hob with matching extractor hood above and built-in oven and grill. Matching cupboard providing space for a tall fridge freezer, integrated slimline dishwasher and further matching cupboard housing space and plumbing for a washing machine.



GARDEN ROOM
11'5" x 11'1" (3.50m x 3.40m)
Windows overlooking two elevations and French doors opening directly onto the rear garden. Double central heating radiator.



FIRST FLOOR LANDING
Loft access point and doors providing access to the bedrooms and family shower room.

PRINCIPAL BEDROOM - DRESSING ROOM
10'2" x 8'2" (3.10m x 2.50m)
Window overlooking the front elevation and double central heating radiator. A range of fitted drawer units and matching dressing table, with an opening leading through into the adjoining bedroom area.



PRINCIPAL BEDROOM
14'5" x 8'10" (4.40m x 2.70m)
Window overlooking the rear elevation and a further range of matching fitted wardrobes and cupboards. Access through to the en suite bathroom.

EN SUITE BATHROOM
9'10" x 5'6" (3.00m x 1.70m)
Frosted window overlooking the rear elevation and fitted with a three piece white and chrome suite comprising panelled bath with shower over and glazed screen, wash basin and low flush W.C. Tiled walls, chrome ladder style heated towel radiator and extractor fan.



BEDROOM TWO
13'1" x 11'1" (4.00m x 3.40m)
Window overlooking the front elevation and a comprehensive range of fitted furniture including tall wardrobes, matching cupboards and drawer units.



BEDROOM THREE
13'9" x 11'1" (4.20m x 3.40m)
Window overlooking the rear garden and neighbouring children's play area beyond. Central heating radiator and a good range of fitted furniture incorporating tall wardrobes and matching dressing table. Built-in airing cupboard housing the insulated hot water cylinder.

BEDROOM FOUR
8'10" x 8'2" (2.70m x 2.50m)
Window overlooking the rear elevation, central heating radiator and fitted wardrobes with matching drawer units.

BEDROOM FIVE
7'6" x 5'10" (2.30m x 1.80m)
Window overlooking the front elevation, central heating radiator and useful overstairs storage cupboard.

FAMILY SHOWER ROOM
7'2" x 5'10" (2.20m x 1.80m)
Frosted window overlooking the side elevation and fitted with a three piece suite comprising corner shower enclosure with glazed screen, wash basin and low flush W.C. Tiled walls and heated towel rail.



OUTSIDE - FRONT
To the front is a neatly maintained lawned garden with well tended rose border and mature specimen trees. A driveway provides off road parking and leads to the attached double garage.

DOUBLE GARAGE
18'4" x 15'8" (5.60m x 4.80m)
Attached double garage with automated up and over door to the front and personal door providing access to the rear. Additional storage area to the side and wall mounted gas fired central heating boiler.

OUTSIDE - REAR
The principal gardens lie to the rear of the property and incorporate a pleasant paved patio seating area leading onto a good sized lawn. There is a further pergola seating area, well established beds and borders, greenhouse and former vegetable plot.





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

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.