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



48 Woodlands Crescent, Hemsworth, Pontefract, WF9 5LJ

For Sale Freehold Offers Over £225,000

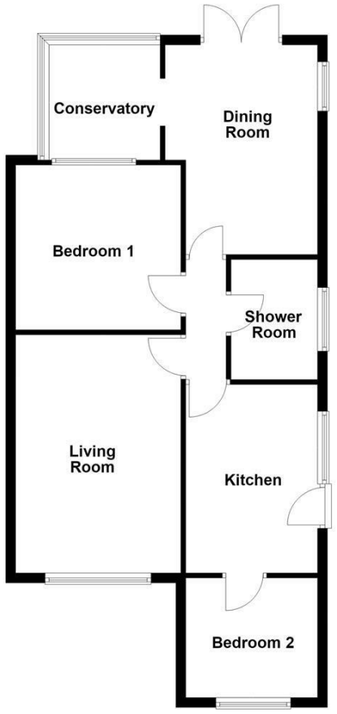
A beautifully presented, extended and improved two bedroom semi detached bungalow, set within this popular residential neighbourhood on the fringe of town.

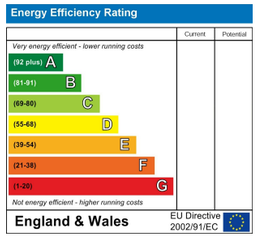
Benefitting from gas fired central heating and double glazed windows, this comfortable and attractively presented bungalow offers well planned accommodation throughout. The property is approached from the side into a contemporary fitted kitchen, which is finished to an impressive standard with modern units and integrated appliances. The main living room is positioned to the front of the property and features a bay window and attractive fireplace. To the rear is a separate dining room which has been extended and benefits from French doors opening onto the rear garden, together with an archway leading through into the adjoining conservatory. The principal bedroom is situated to the rear of the bungalow, opposite the modern fitted shower room, while a second bedroom is positioned to the front. Externally, the property has a low maintenance garden to the front alongside a gated block paved driveway providing off road parking. The driveway continues along the side of the bungalow to a detached garage positioned at the rear. The rear garden has been maintained to a lovely standard, with an artificial lawn seating area stepping up to a more traditional lawn with well stocked beds and borders.

The property is situated within this popular residential area on the fringe of town, within easy reach of a good range of local shops and recreational facilities. A broader range of amenities can be found in nearby Pontefract town centre, which also benefits from railway connections and convenient access to the national motorway network.

Only a full internal inspection will truly reveal everything this attractive bungalow has to offer. An early viewing is highly recommended.

Ground Floor





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

LIVING ROOM
16'0" x 11'1" (4.90m x 3.40m)
Bay window overlooking the front elevation, central heating radiator concealed within fitted cabinetry and Karndean flooring. Feature fireplace with marble surround and hearth housing an electric fire.



KITCHEN
12'5" x 8'10" (3.80m x 2.70m)
Window and external door to the side elevation. Fitted to a lovely standard with a contemporary range of wall and base units with laminate work surfaces and matching splashbacks, incorporating an acrylic sink unit. Four ring ceramic hob with stainless steel splashback and extractor hood above, built-in oven, integrated fridge and freezer and integrated slimline dishwasher. Matching cupboard concealing space and plumbing for a washing machine.

HALLWAY
Continuation of the Amtico flooring and loft access hatch with pull-down ladder.

BEDROOM ONE
10'9" x 10'9" (3.30m x 3.30m)
Window overlooking the conservatory to the rear, central heating radiator and wood effect laminate flooring. A good range of fitted furniture including tall wardrobes, matching cupboards and a full width range of full height wardrobes with three sliding doors.



SHOWER ROOM
7'10" x 5'6" (2.40m x 1.70m)
Fitted to a lovely standard in a contemporary style with tiled walls and a three piece white and chrome suite comprising wide shower enclosure with twin head shower and glazed screen, vanity wash basin with drawers below and low flush W.C. with concealed cistern. Chrome ladder style heated towel radiator and frosted window overlooking the side elevation.



DINING ROOM
14'1" x 10'2" (4.30m x 3.10m)
Window overlooking the side elevation, two central heating radiators and continuation of the Amtico flooring. Double French doors open onto the rear garden and an archway leads through into the conservatory.



CONSERVATORY
7'10" x 7'2" (2.40m x 2.20m)
Glazed roof, continuation of the Amtico flooring and pleasant views over the rear garden.



BEDROOM TWO
8'10" x 7'10" (2.70m x 2.40m)
Bay window overlooking the front elevation and central heating radiator. Full width range of full height fitted wardrobes with three sliding doors.



OUTSIDE
To the front is a neat garden designed with low maintenance in mind, enclosed by a low level fence. Gated access leads onto a block paved driveway providing off road parking and continuing along the side of the bungalow to the detached garage at the rear. To the rear is a beautifully maintained garden, finished to an attractive standard. An artificial lawn seating area steps up to a larger traditional lawn with well established beds and borders, creating an appealing outdoor space with a good degree of privacy.





DETACHED GARAGE
Detached garage positioned to the rear of 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.