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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



## 43 Carr View, South Kirkby, Pontefract, WF9 3BU

### For Sale Freehold £260,000

A superb opportunity to purchase this four bedroom detached family home renovated to a high standard throughout benefitting from modern fitted kitchen, driveway parking for three vehicles and an attractive low maintenance landscaped rear garden.

The property briefly comprises of the entrance hall providing access to the integral garage, downstairs w.c., modern fitted kitchen, spacious lounge/dining room and conservatory. The first floor landing leads to four bedrooms (main with en suite bathroom and modern house bathroom. Outside to the front is a driveway providing off road parking for three vehicles and access to the single garage. To the rear is an attractive low maintenance garden with Indian stone paved patio areas with artificial lawn, perfect for outdoor entertaining, surrounded by timber fencing.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Pontefract. The A1 motorway is only a short distance away and Moorthorpe Train Station is within walking distance, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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#### ACCOMMODATION

##### ENTRANCE HALL

Composite front entrance door, fully tiled floor, central heating radiator, dado rail, detailed ornate coving to the ceiling, inset spotlights, stairs to the first floor landing and doors to the integral garage, downstairs w.c., kitchen and lounge/dining room.

##### KITCHEN

8'7" [max] x 6'3" [min] x 14'7" [2.63m [max] x 1.91m [min] x 4.47m]  
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, integrated oven and grill with four ring gas hob and cooker hood. Integrated dishwasher, integrated fridge/freezer and integrated washing machine. Coving to the ceiling, inset spotlights, fully tiled floor, built in wine rack, contemporary radiator, UPVC double glazed windows to the front and side aspect.

##### W.C.

6'2" x 3'5" [1.89m x 1.05m]  
Fully tiled walls and floor. Low flush w.c. with concealed cistern, laminate wash basin with mixer tap, contemporary radiator, UPVC double glazed frosted window overlooking the side aspect, UPVC cladding with chrome strips to the ceiling with inset spotlights.

##### LOUNGE/DINING ROOM

9'8" [min] x 13'8" [max] x 22'0" [2.96m [min] x 4.17m [max] x 6.71m]  
Two ceiling roses, detailed coving to the ceiling, dado rail, karndean flooring, two central heating radiators, UPVC double glazed window and a set of UPVC double glazed sliding patio doors through to the conservatory.



##### CONSERVATORY

9'4" x 22'7" [2.87m x 6.90m]  
Two electric wall mounted heaters, central heating radiator, fully tiled floor, UPVC double glazed windows to three sides and a set of UPVC double glazed French doors to the rear garden.



##### INTEGRAL GARAGE

8'6" x 17'5" [2.60m x 5.31m]  
Manual up and over door to the front, power and light.

##### FIRST FLOOR LANDING

Central heating radiator, detailed ceiling rose, UPVC double glazed frosted window overlooking the side elevation, loft access and doors to four bedrooms, bathroom and airing cupboard.

##### BEDROOM ONE

12'8" x 10'7" [3.87m x 3.24m]  
Coving to the ceiling, laminate flooring, range of fitted wardrobes, UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access into the en suite bathroom.



##### EN SUITE BATHROOM/W.C.

4'7" [max] x 3'11" [min] x 12'5" [1.41m [max] x 1.20m [min] x 3.81m]  
Three piece suite comprising curved shower bath with jacuzzi style jets and chrome mixer tap, low flush w.c. with concealed cistern and large ceramic wash basin with mixer tap. Fully tiled walls and floor. UPVC cladding with chrome strips to the ceiling, inset spotlights, contemporary radiator and extractor fan.

##### BEDROOM TWO

10'7" x 9'4" [3.24m x 2.87m]  
Inset spotlights, UPVC double glazed window overlooking the rear elevation, laminate flooring, fitted double wardrobe and central heating radiator.



##### BEDROOM THREE

10'7" [max] x 6'11" [min] x 10'4" [3.25m [max] x 2.12m [min] x 3.15m]  
UPVC double glazed window overlooking the rear elevation, fitted double wardrobe, laminate flooring and central heating radiator.

##### BEDROOM FOUR

9'3" x 6'3" [2.84m x 1.92m]  
UPVC double glazed window overlooking the front elevation, dado rail, central heating radiator, laminate flooring, coving to the ceiling and inset spotlights.

##### SHOWER ROOM/W.C.

5'6" x 6'7" [1.68m x 2.02m]  
Three piece suite comprising curved corner shower cubicle with built in jacuzzi style jets, pull out shower attachment and built in radio, large ceramic wash basin with mixer tap and low flush w.c. with concealed cistern. Fully tiled walls and floor. Shaver socket point, extractor fan, contemporary radiator, UPVC double glazed frosted window overlooking the side elevation, UPVC cladding with chrome strips to the ceiling and inset spotlights.



##### OUTSIDE

To the front of the property is a driveway providing off road parking for three vehicles leading to the integral single garage. An Indian stone paved pathway runs down the side of the property through a cast iron gate leading to the landscaped rear garden. Within the rear garden is a large Indian stone paved patio area, perfect for entertaining and dining purposes with Indian stone paved steps leading down to an attractive artificial lawned garden and second Indian stone paved patio area, surrounded by timber fencing.



##### COUNCIL TAX BAND

The council tax band for this property is D.

##### 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.