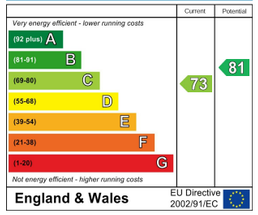


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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# 5 Stuart Grove, Eggborough, Goole, DN14 0JX

## For Sale Freehold £450,000

Nestled within a highly sought after cul de sac in the village of Eggborough, is this deceptively spacious, extended five bedroom detached family home, offering well proportioned accommodation throughout and ideal for the growing family.

The property benefits from five generous bedrooms, one of which is served by an en suite bathroom, a modern fitted kitchen, generous lawned gardens, and a substantial two storey rear extension, making this a home not to be missed. The accommodation briefly comprises an entrance hall, leading through to an inner hallway with stairs to the first floor and useful understairs storage. There are doors to bedroom five, a downstairs w.c., study, lounge, and an opening through to the kitchen. The lounge leads into the dining room, which in turn connects back to the kitchen. The kitchen also provides access to a side hallway, with doors leading to the side of the property, a utility room, and a pantry. To the first floor, there is access to a storage area housing the controls for the air source heat pump and solar panels, along with doors to bedrooms one to four and the house bathroom. Bedroom one benefits from an en suite bathroom and additional storage, while the remaining bedrooms offer a range of fitted storage solutions. Externally, the property boasts a generous front lawned garden with mature shrub borders, enclosed by timber fencing, along with a tarmacadam driveway providing off road parking for several vehicles. The driveway leads to a tandem style double garage with manual up and over door, power and lighting, additional storage, and access through to the rear garden. The south facing rear garden is predominantly laid to lawn and incorporates raised planted borders and paved seating areas, ideal for outdoor dining and entertaining. The garden is fully enclosed by brick built walls and also features an office style outbuilding, suitable for a variety of uses.

Eggborough is a popular and well connected village, particularly appealing to families, with local shops and schools within walking distance. A wider range of amenities can be found in nearby towns including Pontefract, Selby and Knottingley. Local bus routes run through the village, while Knottingley and Whitley Bridge train stations offer further commuter links. For those travelling further afield, the A1 and M62 motorway networks are both within easy reach.

Only a full internal inspection will truly reveal the space and quality on offer at this impressive family home, and early viewing is highly recommended to avoid disappointment.

## ACCOMMODATION

### ENTRANCE HALL
4'11" x 13'1" (1.5m x 4m)
UPVC double glazed entrance door with UPVC double glazed windows to the front with a frosted UPVC double glazed internal window looks into the inner hallway, with an opening also leading through. Central heating radiator, spotlighting to the ceiling, and an exposed stone wall feature.

### INNER HALLWAY
12'9" x 13'1" (3.9m x 4m)
Stairs providing access to the first floor landing with a built-in stair lift (which can be left in situ or removed on request). Understairs storage cupboard, central heating radiator, and doors leading to the downstairs w.c, bedroom five, study, and living room with an opening through to the kitchen.

### W.C.
4'3" x 2'11" (1.3m x 0.9m)
Frosted UPVC double glazed window to the front. Ceramic wash basin built into a storage unit with mixer tap, concealed system low flush w.c., half tiling, and the electric meter is housed within a fitted cupboard.

### BEDROOM FIVE
8'2" x 9'10" (2.5m x 3m)
UPVC double glazed window to the front, central heating radiator, spotlighting, and a fitted storage cupboard, ideal for loft-style storage.

### STUDY
10'9" x 13'1" (3.3m x 4m)
UPVC double glazed window to the side and central heating radiator.

### LOUNGE
26'6" x 11'5" (8.1m x 3.5m)
Coving to the ceiling, UPVC double glazed window to the rear, and sliding UPVC double glazed doors opening to the rear garden. Two central heating radiators, decorative fireplace with tiled hearth, stone surround and wooden mantel, and a fitted storage unit with partially glazed doors.

### DINING ROOM
15'8" x 8'10" (4.8m x 2.7m)
Coving to the ceiling, UPVC double glazed window to the rear, central heating radiator, and access to both the living room and the kitchen.

### KITCHEN
20'4" x 8'10" (6.2m x 2.7m)
Fitted with a range of modern wall and base units by Howdens, with Corian work surfaces and a Corian inset 1.5 bowl sink with drainer and mixer tap incorporating a boiling water function. Integrated full height fridge and freezer, pull-out larder and wine storage, integrated dishwasher, integrated oven, combi microwave, and warming drawer. Five ring induction hob with extractor hood above. All appliances are AEG. Central heating radiator, spotlighting to the ceiling, under unit lighting, and doors to both the dining room and a further hallway, with an opening back to the inner hallway.

### UTILITY ROOM
6'10" x 4'3" (2.1m x 1.3m)
Modern gloss wall and base units by Howdens with laminate work surface and inset stainless steel sink with mixer tap. Frosted UPVC double glazed window to the side, spotlighting to the ceiling, and space and plumbing for a stacked washing machine and tumble dryer.

### REAR HALLWAY
Frosted UPVC double glazed door to the side, wall-mounted heater, and folding doors to the pantry and utility room.

### PANTRY
4'11" x 2'11" (1.5m x 0.9m)
Frosted UPVC double glazed window to the side and fitted shelving.

### FIRST FLOOR LANDING
12'9" x 4'3" (3.9m x 1.3m)
Skylight, doors to four bedrooms, the house bathroom, and a storage cupboard.

### BEDROOM ONE
17'4" x 13'1" (5.3m x 4m)
UPVC double glazed window to the side, two central heating radiators, fitted wardrobes and storage units, vanity unit, window seat, and door leading to a private hallway.

### INNER HALLWAY (BEDROOM ONE)
Fitted storage cupboard housing the water tank and door to the en suite bathroom.

### EN SUITE BATHROOM/W.C.
8'6" x 7'10" (2.6m x 2.4m)
Frosted UPVC double glazed window to the front. Concealed system w.c., ceramic wash basin set within a storage unit with mixer tap, panel bath with water jets, half tiling, and a chrome ladder-style heated towel rail.

### BEDROOM TWO
11'5" x 18'4" (3.5m x 5.6m)
Coving to the ceiling, central heating radiator, and UPVC double glazed window to the rear.

### BEDROOM THREE
14'9" x 8'10" (4.5 x 2.7m)
UPVC double glazed windows to the rear, central heating radiator, fitted storage units, vanity unit, and window seat.

### BEDROOM FOUR
11'1" x 8'10" (3.4m x 2.7m)
UPVC double glazed windows to the side, central heating radiator, fitted wardrobes and storage units, and fitted vanity unit.

### BATHROOM/W.C.
11'9" x 6'6" (3.6m x 2m)
Frosted UPVC double glazed window to the rear. Chrome ladder style heated towel rail, fitted storage units, wash basin built into a vanity unit with mixer tap, concealed system w.c., corner panel bath with mixer tap, separate shower cubicle with electric shower and glazed screen, and half tiling throughout.

### OUTSIDE
There is an expansive front garden mainly laid to lawn with mature shrubs, timber fencing, and a tarmac driveway providing off-road parking for several vehicles. Driveway leads to the east side of the property and a tandem double attached garage with power and lighting. The enclosed south facing rear garden is mainly laid to lawn with mature trees and shrubs in planted beds. A small tarmac patio leads to the outdoor office.

### DOUBLE GARAGE
31'2" x 8'2" (9.5m x 2.5m)
Power and lighting, access to a further storage area, timber framed door to the rear garden, frosted UPVC double glazed window to one side, frosted single pane window to the other, and manual up and over door.

### OUTDOOR OFFICE
10'2" x 8'2" (3.1m x 2.5m)
Frosted and stained glass UPVC double glazed door with UPVC double glazed windows to the side and rear. Wall mounted electric heater, power, and lighting.

### PLEASE NOTE
Although the property does not currently utilise gas, the supply has not been disconnected and would be readily available for use by a prospective purchaser.

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

### 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.

### SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.