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Estate Agent

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47 Lynwood Crescent, Pontefract, WF8 3QT

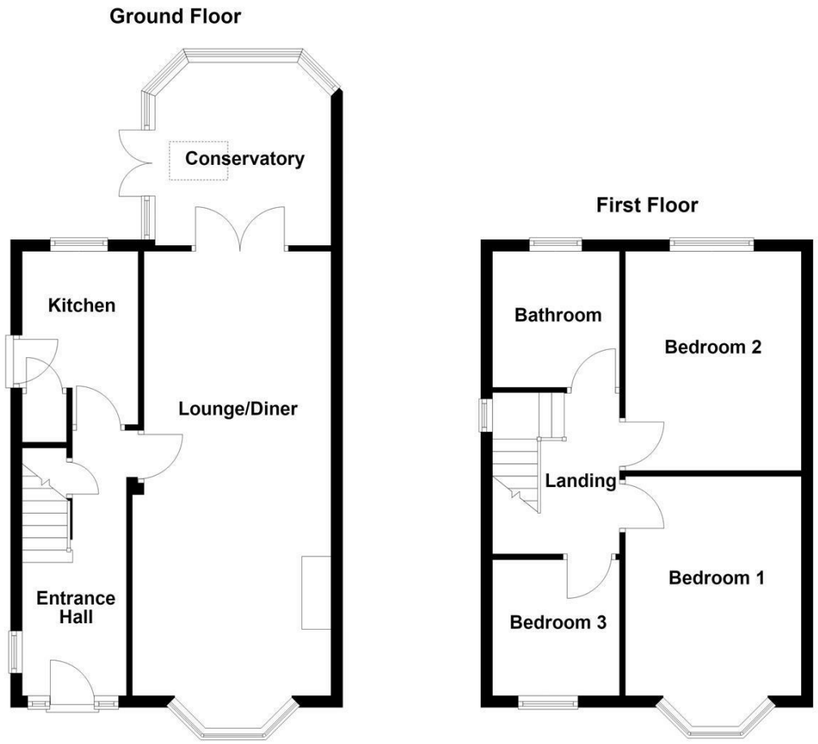
For Sale Freehold Offers Over £280,000

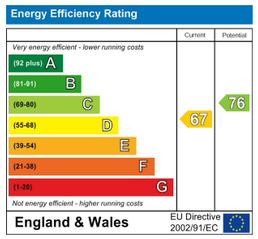
Situated in the sought after area of South Pontefract is this well presented three bedroom semi detached home, offering well proportioned accommodation throughout, generous reception space enhanced by a conservatory extension, three good sized bedrooms, attractive gardens and off road parking.

The accommodation briefly comprises an entrance hall with staircase to the first floor, useful understairs storage and doors providing access to the lounge diner and kitchen. The kitchen also benefits from a useful storage cupboard, while the spacious lounge diner leads through into the conservatory overlooking the rear garden. To the first floor are three bedrooms and the house bathroom, together with loft access. Externally, to the front is a lawned garden with established planting and a concrete driveway providing off road parking. The driveway continues along the side of the property to a single detached garage.

The rear garden is also predominantly laid to lawn with mature trees, shrubs and flowers, together with two paved patio areas ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it particularly suitable for both children and pets.
South Pontefract is a popular location for a range of buyers, including first time buyers, professional couples and growing families. A good range of shops, schools and amenities can be found nearby and within Pontefract town centre.
Regular bus services operate locally, while Pontefract benefits from its own bus station and several railway stations providing links towards Leeds and further afield. The M62 and A1(M) motorway networks are also within easy reach for those travelling further afield.

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





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

ENTRANCE HALL
14'11" x 5'10" (4.55 x 1.80)
Frosted UPVC double glazed front entrance door with matching UPVC double glazed side panel, leading into the entrance hall. Coving to the ceiling, central heating radiator, staircase providing access to the first floor landing and useful understairs storage. Doors provide access to the kitchen and lounge diner.

KITCHEN
9'10" x 7'2" (3.00 x 2.20)
UPVC double glazed window overlooking the rear elevation and frosted UPVC double glazed door providing access to the side. Fitted with a range of wall and base units with work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Four ring induction hob, integrated oven and space and plumbing for a washing machine. Useful storage cupboard housing the fridge freezer.

LOUNGE DINER
27'2" x 11'2" (8.30 x 3.42)
UPVC double glazed bay window overlooking the front elevation and UPVC double glazed French doors leading into the conservatory. Coving to the ceiling, ceiling rose, two central heating radiators and feature electric fire set on a marble hearth with matching surround and timber mantle.

CONSERVATORY
10'4" x 10'6" (3.15 x 3.22)
UPVC double glazed windows overlooking the rear garden, rooflight, spotlights to the ceiling and central heating radiator. UPVC double glazed French doors open directly onto the rear garden.

FIRST FLOOR LANDING
7'7" x 7'5" (2.32 x 2.28)
Coving to the ceiling and UPVC double glazed window overlooking the side elevation. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
14'6" x 9'10" (4.43 x 3.00)
UPVC double glazed bay window overlooking the front elevation, coving to the ceiling and central heating radiator. A range of fitted wardrobes and storage units provides useful storage.

BEDROOM TWO
12'4" x 10'0" (3.76m x 3.05m)
UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.

BEDROOM THREE
7'5" x 7'9" (2.28m x 2.37m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator. Fitted storage cupboard housing the Ideal boiler.

HOUSE BATHROOM
8'6" x 7'3" (2.60m x 2.22m)
Frosted UPVC double glazed window overlooking the rear elevation, coving to the ceiling, loft access, extractor fan and central heating radiator. Fitted with a four piece suite comprising low flush W.C., pedestal wash basin with mixer tap, panelled bath with mixer tap and shower attachment, and separate shower enclosure with mains fed shower and glazed screen. Fully tiled walls

OUTSIDE - FRONT
To the front is a lawned garden with established borders incorporating mature trees, shrubs and flowers, together with timber fencing and boundary walling. A concrete driveway provides off road parking and continues along the side of the property to the detached garage.

DETACHED GARAGE
Single detached garage with up and over door.

OUTSIDE REAR
To the rear is an attractive lawned garden with established planting incorporating mature trees, shrubs and flowers. Two paved patio areas provide ideal spaces for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

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.