



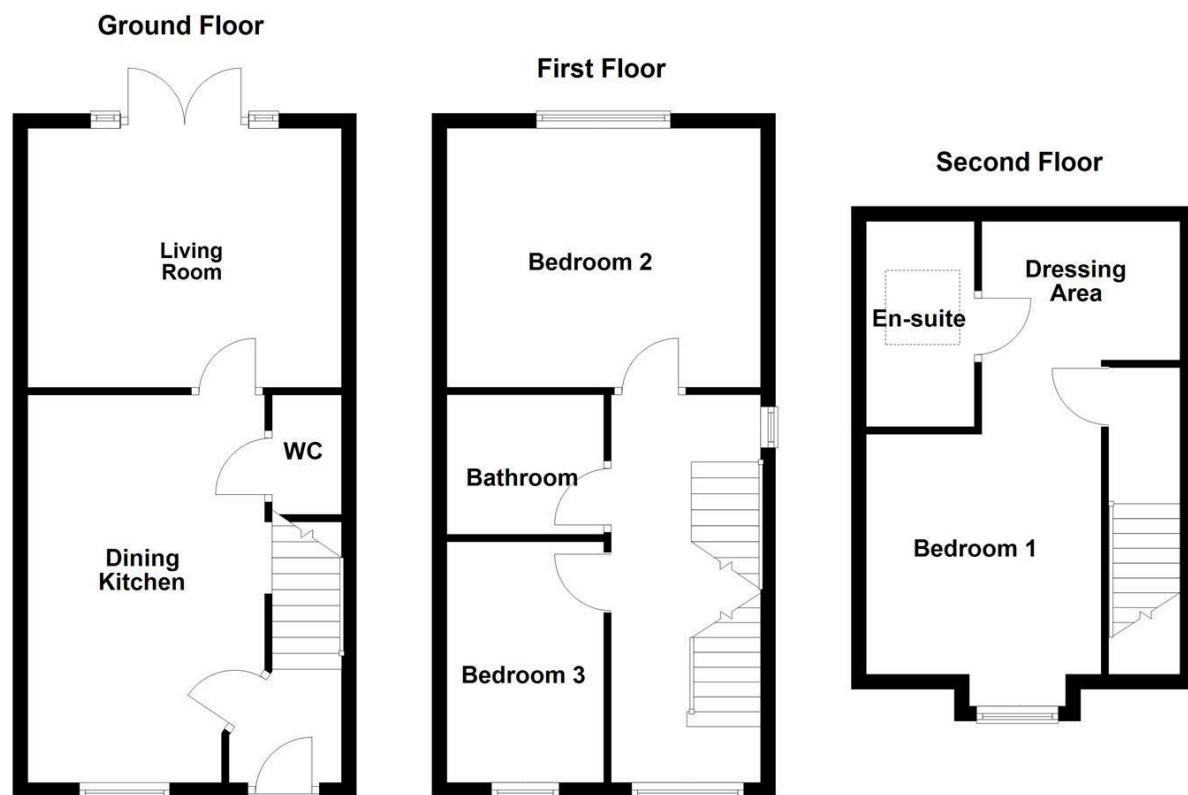
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34 Stumpcross Lane, Pontefract, WF8 2FE

For Sale Freehold £275,000

A deceptively spacious three bedroom semi detached home arranged over three floors, featuring a principal bedroom suite with dressing area and en suite, and situated at the head of a cul-de-sac in this sought after residential area on the fringe of town.

Benefiting from gas fired central heating and sealed unit double glazing, this comfortable and well proportioned family home is approached via a welcoming entrance hallway leading through to a generous dining kitchen fitted with a broad range of units and integrated appliances, along with a dining area to the rear. There is also a convenient downstairs WC, while spanning the rear of the property is a spacious living room with French doors opening onto the rear garden. To the first floor are two well-proportioned bedrooms served by the family bathroom, alongside a spacious landing which provides a useful study or sitting area. The second floor is dedicated to an impressive principal bedroom suite incorporating a dressing area and en suite shower room. Externally, the property enjoys a neat front garden with ample off street parking, a further garden area to the side, and a large enclosed rear garden featuring a pleasant paved patio seating area.

The property occupies a desirable position at the head of a cul-de-sac within this popular residential area on the fringe of Pontefract. The town itself offers a wide range of shops, schools and recreational facilities, along with two railway stations and convenient access to the national motorway network, making it ideal for commuters.

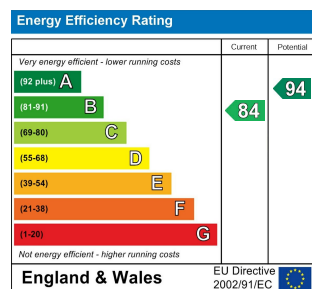
An early viewing is highly recommended to fully appreciate the space and accommodation on offer.

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

Panelled front entrance door with central heating radiator and stairs leading to the first floor.

DINING KITCHEN

17'0" x 10'5" (5.2m x 3.2m)

Fitted with a good range of gloss white wall and base units with contrasting dark laminate worktops and matching upstands, incorporating an inset stainless steel sink unit and four ring stainless steel gas hob with matching splashback and filter hood over. A built-in oven, integrated dishwasher, space and plumbing for a washing machine, and space for a tall fridge freezer. A window overlooks the front elevation, while the adjoining dining area benefits from useful understairs storage and a central heating radiator.



W.C.

5'2" x 2'11" (1.6m x 0.9m)

Low suite w.c., corner wash basin, extractor fan and central heating radiator.

LIVING ROOM

13'9" x 11'5" (4.2m x 3.5m)

A spacious reception room spanning the rear of the property, having French doors with glazed side screens opening onto the rear garden and a double central heating radiator.



FIRST FLOOR LANDING/STUDY AREA

17'0" x 6'6" (5.2m x 2.0m)

A spacious landing area with windows to both the front and side elevations, central heating radiator, and space to the front suitable for use as a study or additional sitting area.

BEDROOM TWO

14'1" x 11'5" (4.3m x 3.5m)

A large double bedroom overlooking the rear garden, featuring a central heating radiator and built-in linen cupboard.



BEDROOM THREE

10'9" x 7'2" (3.3m x 2.2m)

Window to the front elevation and central heating radiator.

BATHROOM/W.C.

7'2" x 6'2" (2.2m x 1.9m)

Fitted with a three piece white and chrome suite comprising panelled bath, wall mounted wash basin, and low suite w.c., with part tiled walls, central heating radiator, and extractor fan.



SECOND FLOOR LANDING

BEDROOM ONE

10'5" x 10'5" (3.2m x 3.2m)

A well proportioned principal bedroom with window to the front elevation and central heating radiator.



DRESSING AREA

9'2" x 8'10" (2.8m x 2.7m)

Adjoining dressing area providing useful wardrobe and storage space, leading through to the en suite.

EN SUITE SHOWER ROOM/W.C.

8'10" x 4'7" (2.7m x 1.4m)

Fitted with a three piece white and chrome suite comprising wide shower cubicle with electric shower, wall mounted wash basin, and low suite W.C.. A Velux style roof light is set into the sloping ceiling, with central heating radiator and extractor fan.



OUTSIDE

To the front of the property is a neat lawned garden together with a large driveway which, due to the head-of-cul-de-sac position, provides ample off street parking for a number of vehicles. A gate leads to a further garden area at the side of the property, which continues around to a much larger enclosed rear garden featuring a paved patio seating area immediately behind the house leading onto an extensive lawn.



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.