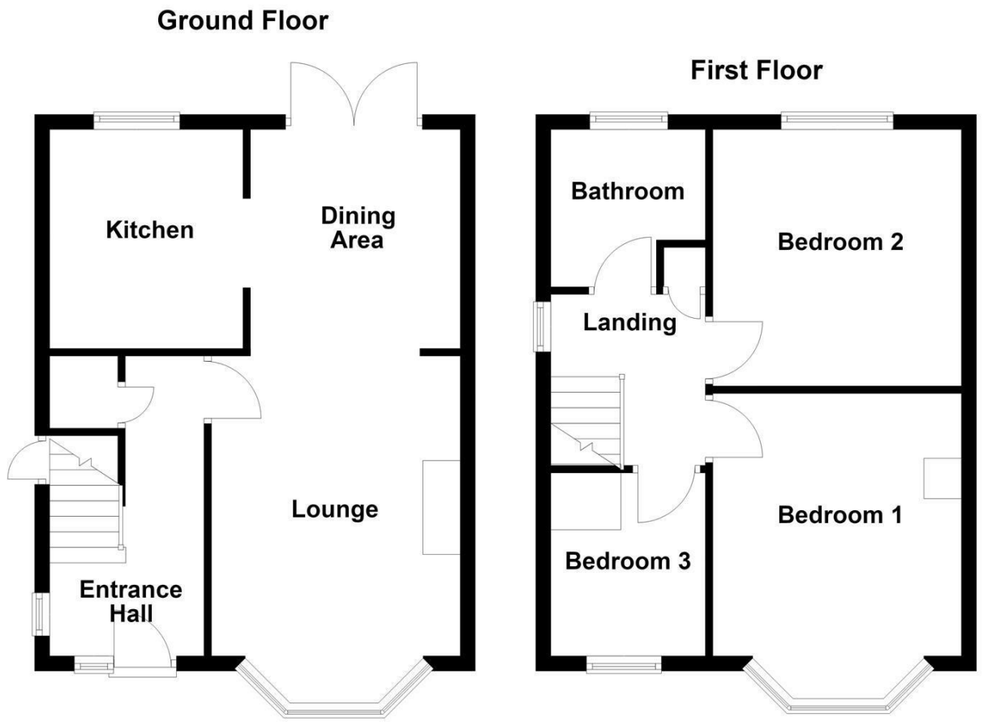
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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





68 Ashleigh Avenue, Pontefract, WF8 2AE

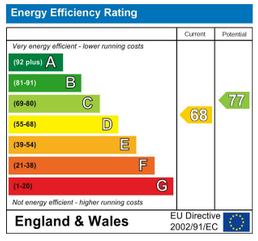
For Sale Freehold £250,000

Nestled within a pleasant cul de sac is this beautifully presented three bedroom semi detached family home, having undergone an extensive programme of renovation throughout, including a full rewire and the installation of a new central heating system. Offering spacious and well proportioned accommodation, the property benefits from a modern fitted kitchen and bathroom, generous reception space, newly laid driveway parking and an attractive landscaped rear garden. Finished to an excellent standard, this superb home is ready to move into and ideally suited to professional couples and growing families alike.

The accommodation comprises a welcoming entrance hall with staircase rising to the first floor, useful understairs storage and access into the spacious living room. From here, an opening leads through to the dining area, creating an excellent space for everyday family life and entertaining, with access to both the modern fitted kitchen and rear garden. To the first floor are three well proportioned bedrooms together with a stylish contemporary family bathroom. The landing also provides access to the loft and a useful storage cupboard. Externally, the property benefits from an attractive lawned garden to the front, complemented by raised planted borders with railway sleeper edging and enclosed by a combination of walling and timber fencing. A recently laid tarmac driveway provides off road parking for two vehicles. To the rear is a beautifully landscaped enclosed garden, featuring a well maintained lawn, raised planted borders with railway sleeper surrounds and a stone paved patio area, perfect for al fresco dining and entertaining. A useful timber garden shed provides additional storage, while timber fencing encloses the garden, making it particularly suitable for families with children and pets.

Situated within the popular Pontefract area, the property is conveniently positioned for a range of local shops, schools and everyday amenities, with a wider selection available in Pontefract town centre. Regular bus services and three local railway stations provide excellent transport connections, while the M62 motorway network is within easy reach for those commuting further afield. Pontefract Racecourse, Xscape Yorkshire and Junction 32 Outlet Shopping Village also provide a variety of nearby leisure and entertainment opportunities.

Having been comprehensively renovated and finished to an impressive standard throughout, this attractive home offers an excellent combination of contemporary living, practical accommodation and landscaped outdoor space. An early viewing is highly recommended to fully appreciate all that this superb property has to 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
13'1" x 6'9" (4.01m x 2.06m)

Frosted UPVC double glazed front entrance door leading into the entrance hall. UPVC double glazed window overlooking the side elevation, spotlights to the ceiling and staircase providing access to the first floor landing. Useful understairs storage cupboard housing the electric meter and benefitting from its own UPVC double glazed window to the side. Decorative wall panelling, dado rail, matt black column style central heating radiator and door providing access into the lounge.

LOUNGE
14'9" x 10'10" (4.50m x 3.32m)

UPVC double glazed bay window overlooking the front elevation. Decorative wall panelling, spotlights to the ceiling and matt black column style central heating radiator. Fitted storage units within the alcoves together with a media wall style chimney breast and wall mounted lighting. Decorative fireplace with slate hearth, exposed brick surround and timber railway sleeper style mantle. Opening providing access into the dining area.





DINING AREA
9'2" x 8'4" (2.80m x 2.55m)

UPVC double glazed French doors opening directly onto the rear garden. Decorative wall panelling, spotlights to the ceiling and matt black column style central heating radiator. Opening providing access into the kitchen.



KITCHEN
8'3" x 8'0" (2.53m x 2.45m)

UPVC double glazed window overlooking the rear elevation and spotlights to the ceiling. Fitted with a modern range of matt black wall and base units with laminate work surfaces over. One and a half bowl composite sink and drainer with mixer tap and exposed brick style tiled splashbacks. Four ring induction hob with extractor hood above, integrated oven, space and plumbing for a washing machine and space for a fridge freezer. Antique brass style handles and fittings throughout.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, decorative wall panelling and ceiling light. Loft access and fitted storage cupboard housing the Worcester combination boiler. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
13'10" x 10'9" (4.22m x 3.30m)

UPVC double glazed bay window overlooking the front elevation. Spotlights to the ceiling, matt black column style central heating radiator and decorative wall panelling with fitted wall lights.



BEDROOM TWO
10'9" x 10'0" (3.30m x 3.05m)

UPVC double glazed window overlooking the rear elevation. Spotlights to the ceiling, matt black column style central heating radiator and decorative wall panelling to one wall with fitted wall lights.



BEDROOM THREE
8'2" x 6'11" (2.50m x 2.12m)

UPVC double glazed window overlooking the front elevation. Matt black column style central heating radiator, spotlights to the ceiling and slight bulkhead.

BATHROOM/W.C.
6'9" x 5'6" (2.06m x 1.68m)

Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and panelled bath with mixer tap, shower attachment and glazed shower screen. Fully tiled walls, matt black ladder style heated towel radiator, extractor fan and spotlights to the ceiling. Matt black fittings and hardware throughout.



OUTSIDE

To the front is a lawned garden with a paved pathway leading to the entrance door. Raised planted border with railway sleeper edging, together with walling and timber fencing enclosing the frontage. A tarmacadam driveway provides off road parking and continues along the side of the property. There is also access to a useful understairs storage area housing the gas meter. To the rear is an attractively landscaped lawned garden with raised planted beds and railway sleeper borders. A stone paved patio area provides an ideal space for outdoor dining and entertaining. Timber garden shed providing useful storage. The garden is fully enclosed by timber fencing, making it suitable for both children and pets.



PLEASE NOTE

Please note that some of the images portrayed have computer generated enhancements for display purposes.

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.