

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

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NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



21 Orchid Crest, Upton, Pontefract, WF9 1NT

For Sale Freehold £260,000

Introducing to the market is this three bedroom detached home situated in the sought after location of Upton benefitting from modern kitchen and bathroom, driveway with garage and enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., living room and modern fitted kitchen/diner. The first floor landing leads to three bedrooms and contemporary house bathroom. Outside to the front is a lawned garden and driveway leading through a composite gate leading to the detached garage and enclosed block paved garden with composite decked area.

Upton is an ideal location for a range of buyers especially the first time buyer, small family or professional couple as it is ideally located for shops and schools which can be found within walking distance. Larger facilities can be found within more major towns such as Barnsley and Pontefract which are neighbouring to the property. The property is close by to local bus routes as well as the A1 motorway link for those who look to commute further afield.

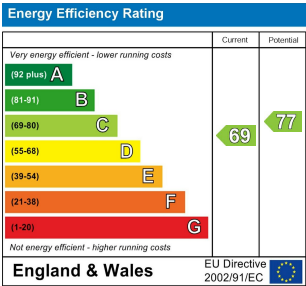
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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

6'0" x 2'8" [1.84m x 0.82m]

Composite front entrance door, central heating radiator, UPVC double glazed window to the side elevation and doors to the downstairs w.c. and living room.

W.C.

22" x 5'2" [0.67m x 1.59m]

Wall mounted hand wash basin with mixer tap, low flush w.c., chrome hand rail, central heating radiator, spotlights and UPVC double glazed frosted window to the front elevation.

LIVING ROOM

13'11" x 14'1" [4.26m x 4.31m]

Two central heating radiators, UPVC double glazed window to the front elevation, stairs to the first floor landing, coving to the ceiling and multi fuel log burner with feature surround. Door to the kitchen/diner.



KITCHEN/DINER

14'1" x 7'10" [4.30m x 2.41m]

Range of soft close wall and base units with work surface over and separate island, integrated cooker, four ring electric induction hob with extractor fan over, integrated fridge/freezer and integrated washing machine. Laminate flooring, spotlights, central heating radiator, understairs storage, composite rear door and UPVC double glazed window to the rear elevation.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, coving to the ceiling, loft access and doors to three bedrooms and house bathroom.

BATHROOM/W.C.

5'1" x 5'8" [1.56m x 1.74m]

Wash hand basin with mixer tap, low flush w.c. and corner shower unit with overhead shower. UPVC double glazed frosted window to the rear elevation and extractor fan.



BEDROOM ONE

12'11" x 8'1" [3.95m x 2.47m]

Central heating radiator, UPVC double glazed window to the front elevation and a range of fitted wardrobes.



BEDROOM TWO

10'4" x 8'1" [3.15m x 2.48m]

Central heating radiator, UPVC double glazed window to the rear elevation and a range of fitted wardrobes.



BEDROOM THREE

10'1" x 5'6" [3.08m x 1.68m]

Central heating radiator, UPVC double glazed window to the front elevation and overstairs storage.



OUTSIDE

To the front is a lawned garden and driveway leading through a composite gate providing access to the rear. To the rear is a block paved garden with composite decking and access to the brick built detached garage with electric roller door.



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.