



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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



25 Princes Drive, Pontefract, WF8 4SP

For Sale Leasehold Asking Price £500,000

Situated on the popular Princes Gate development in Pontefract is this generously sized and extended four bedroom detached family home benefitting from ample off road parking and an attractive and enclosed landscaped entertainment rear garden.

The property briefly comprises of entrance hall with understairs storage, family room with two large bay windows, extended and light kitchen/diner, utility with with dedicated large storage room, fitted large office, downstairs w.c. and living room. To the first floor there are four well proportioned double bedrooms (bedroom one benefits from en suite shower facilities and fitted wardrobes) and the house bathroom. Outside to the front of the property there is a block paved driveway providing ample off road parking with parking for two cars and lawned area. To the rear, the attractive garden is laid to lawn with stone paved patio area with pergola and fire pit, perfect for outdoor dining and enclosed and enclosed by timber fencing.

Pontefract makes an ideal home for a range of buyers and is close to local amenities such as shops and a range of good schools including Pontefract New College being a short walk away. For those wishing to travel further afield, Pontefract Tanshelf train station is close by, as well as the M62 motorway being a short drive away.

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



ACCOMMODATION

ENTRANCE HALL

10'0" x 8'0" (max) x 5'0" (min) [3.07m x 2.44m (max) x 1.53m (min)]
Stairs to the first floor landing, central heating radiator and doors leading to the family room, kitchen, w.c., understairs storage and a set of double doors leading to the living room.

FAMILY ROOM

9'7" x 15'5" [2.93m x 4.71m]
LED ceiling spotlights, central heating radiator and UPVC double glazed window to the front.

LIVING ROOM

15'7" x 11'8" [4.75m x 3.58m]
Two UPVC double glazed bay windows to the front and side, central heating radiator and further UPVC double glazed window to the front.



W.C.

3'0" x 5'10" [0.92m x 1.78m]
UPVC double glazed frosted window to the side, central heating radiator, low flush w.c., wall mounted wash basin with mixer tap and half tiled walls.

KITCHEN

17'3" x 11'9" [5.28m x 3.59m]
Modern fitted kitchen with a range of wall and base units with granite work surface over, space and plumbing for an American style fridge/freezer, integrated double oven, integrated five ring gas hob with extractor hood above and partial granite splash back. Central island with base units and granite work surface over, Belfast sink and drainer with mixer tap and breakfast bar to one side. LED ceiling spotlights, opening into the utility room and large opening into the dining area.

DINING AREA

17'7" x 9'5" [5.38m x 2.89m]
Two Velux skylights, set of UPVC double glazed bi-folding doors to the rear patio area, central heating radiator and LED ceiling spotlights.



UTILITY

9'8" x 4'0" [2.96m x 1.23m]
Central heating radiator, granite work surface with space and plumbing for a washing machine and tumble dryer. Access to the store room and door leading to the office.

STORE

4'4" x 9'10" [1.33m x 3.01m]
Houses the Ideal combi boiler.

OFFICE

9'5" x 9'8" [2.89m x 2.96m]
UPVC double glazed window to the rear and central heating radiator. Fully fitted for the perfect work stage with desk, book shelves and a large seating area looking into the garden.



FIRST FLOOR LANDING

13'2" x 10'0" (max) x 3'1" (min) [4.02m x 3.07m (max) x 0.94m (min)]
Loft access and doors leading to four bedrooms, the house bathroom and cupboard housing the water tank.

BEDROOM ONE

11'9" x 14'10" (max) x 10'3" (min) [3.59m x 4.53m (max) x 3.13m (min)]
UPVC double glazed window to the front, central heating radiator, two set of fitted wardrobes and door leading through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

8'1" x 5'1" [2.47m x 1.56m]
UPVC double glazed frosted window to the side, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and shower cubicle with glass shower screen and shower head attachment. LED ceiling spotlights, extractor fan and fully tiled walls and floor.



BEDROOM TWO

12'7" x 10'3" (max) x 7'5" (min) [3.86m x 3.14m (max) x 2.27m (min)]
Central heating radiator and UPVC double glazed window to the rear.

BEDROOM THREE

10'3" x 12'7" (max) x 10'0" (min) [3.14m x 3.85m (max) x 3.07m (min)]
Central heating radiator and UPVC double glazed window to the front.

BEDROOM FOUR

11'11" x 10'0" (max) x 6'5" (min) [3.64m x 3.07m (max) x 1.97m (min)]
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

8'4" x 6'7" [2.56m x 2.02m]
UPVC double glazed window to the rear, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, bath with mixer tap and separate shower cubicle with shower head attachment and glass shower screen. LED ceiling spotlights and extractor fan.



OUTSIDE

To the front of the property there is a garden partially laid to lawn and block paved driveway providing off road parking for two vehicles. To the rear the garden is laid to lawn with wall and planted borders incorporating stone paved patio area, perfect for outdoor dining and entertaining with pergola and enclosed by timber fencing. There is also a good sized outside store attached to the side of the property.



LEASEHOLD

The service charge is approximately £100 [pa] and ground rent is approximately £100 [pa]. The remaining term of the lease is 292 years [2023]. A copy of the lease is held on our file at the Pontefract office.

COUNCIL TAX BAND

The council tax band for this property is E.

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.