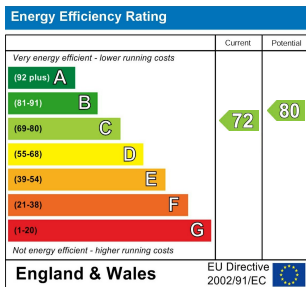


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



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



3 Cherrytree Close, Kinsley, Pontefract, WF9 5LY

For Sale Freehold Offers In The Region Of £350,000

Situated on a modern development, this extensively extended four bedroom detached family home could be configured to present six bedrooms and offers impressive, generously proportioned accommodation, ample off road parking, and a beautifully designed rear garden, perfect for outdoor dining and entertaining.

The property welcomes you with an inviting entrance hall leading to two potential bedrooms (one currently used as an office), a convenient downstairs w.c., and an integral garage. The open plan kitchen/diner flows seamlessly into the spacious living room. On the first floor, there are four additional double bedrooms, including a principal suite with en suite facilities, complemented by a modern house shower room. Outside, a broad block-paved driveway provides ample off road parking space, while the attractive rear garden features Indian stone patio areas and a cast iron multi-fuel burner, enhancing the ambiance for outdoor entertaining.

This property is ideally positioned for families, with easy access to local amenities, schools, and a nearby train station offering quick connections to Wakefield and Leeds. Nearby beauty spots, such as Nostell Priory and local nature reserves, further enhance the appeal of this exceptional family home.

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



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted side panel, solid wooden floor, staircase to the first floor landing with understairs storage cupboards and solid wooden doors to two potential bedrooms, downstairs w.c., storage cupboard, open plan kitchen/diner and living room.

BEDROOM SIX/OFFICE

10'9" [min] x 13'4" [max] x 7'6" [3.29m [min] x 4.08m [max] x 2.31m]

Solid wooden floor, UPVC double glazed walk in bay window overlooking the front aspect, central heating radiator and coving to the ceiling.

W.C.

3'6" x 5'10" [1.08m x 1.78m]

Low flush w.c., vanity wash basin with chrome mixer tap and tiled splash back. Solid wooden floor, UPVC double glazed frosted window overlooking the side aspect and central heating radiator.

BEDROOM FIVE/RECEPTION ROOM

8'2" x 16'0" [2.50m x 4.90m]

UPVC double glazed window overlooking the front

aspect, central heating radiator and solid wooden door providing access to the integral garage.

INTEGRAL GARAGE

12'5" x 17'3" [3.80m x 5.26m]

Electric roller door to the front, wall mounted combi condensing boiler, UPVC rear door, space and plumbing and drainage for a washing machine and dryer. Power and light.

KITCHEN/DINER

22'5" [max] x 9'8" [min] x 20'7" [6.84m [max] x 2.96m [min] x 6.28m]

Range of wall and base units with granite work surface over, granite upstanding and tiled splash back. Ranger cooker with five gas burner, griddle pit, glass splash back and cooker hood over. Built in wine rack, space and plumbing for a dishwasher, space for a fridge/freezer. Downlights built into the wall cupboards, pull out pantry larder style cupboard, solid wooden floor, contemporary dark grey radiator and central heating radiator. Pitch sloping ceiling, three timber double glazed velux windows with inset spotlights within, bi-folding doors leading out to the rear garden with built in blinds. Feature archway providing access into the living room.

LIVING ROOM

14'6" x [4.44m x]

Two wall lights, solid wooden floor, central heating radiator, coving to the ceiling, living flame effect gas fire on a marble hearth with marble matching interior and limestone surround.

FIRST FLOOR LANDING

Loft access with bi-folding wooden staircase ladder, central heating radiator and solid wooden doors to the airing cupboard, storage cupboard, four bedrooms and the modern house bathroom.

BEDROOM ONE

15'3" x 10'9" [min] x 14'0" [max] [4.67m x 3.28m [min] x 4.27m [max]]

Two UPVC double glazed windows overlooking the front elevation, central heating radiator, fitted double wardrobes with mirror glass sliding doors and downlights built into the surround above. Solid wooden door providing access into the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

6'10" [max] x 5'4" [min] x 6'6" [2.10m [max] x 1.65m [min] x 1.99m]

Three piece suite comprising larger than average shower cubicle with mixer shower and shower attachment, vanity wash basin with chrome mixer tap and mirror with built in LED lighting and low flush w.c. Fully tiled walls and floor. Ladder style radiator, inset spotlights to the ceiling, extractor fan and UPVC double glazed frosted window overlooking the side elevation.

BEDROOM TWO

9'9" x 10'5" [2.98m x 3.19m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted wardrobes.

BEDROOM THREE

9'9" [max] x 8'4" [min] x 10'8" [2.98m [max] x 2.56m [min] x 3.26m]

UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM FOUR

9'9" x 9'1" [2.99m x 2.78m]

UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.

5'6" x 6'6" [1.68m x 2.0m]

Three piece suite comprising panelled bath with mixer tap and separate mixer shower over, wall hung wash basin with chrome mixer tap and low flush w.c. Partially tiled walls, fully tiled floor, chrome ladder style radiator, UPVC cladding with inset spotlights and extractor fan. UPVC double glazed frosted window overlooking the side elevation and mirror with LED lighting.

OUTSIDE

To the front of the property is large block paved driveway providing ample off road parking for several vehicles furthered by the integral garage and pleasant lawned garden to the side. To the rear is an attractive garden comprising Indian stone paved patio area with planted borders and steps leading up to a second Indian stone patio under a timber wooden pergola with cast iron multi fuel burner, surrounded timber fencing on all sides, making it completely enclosed. A timber gate provides access down a paved pathway to the rear of the garage.

COUNCIL TAX BAND

The council tax band for this property is D.

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.