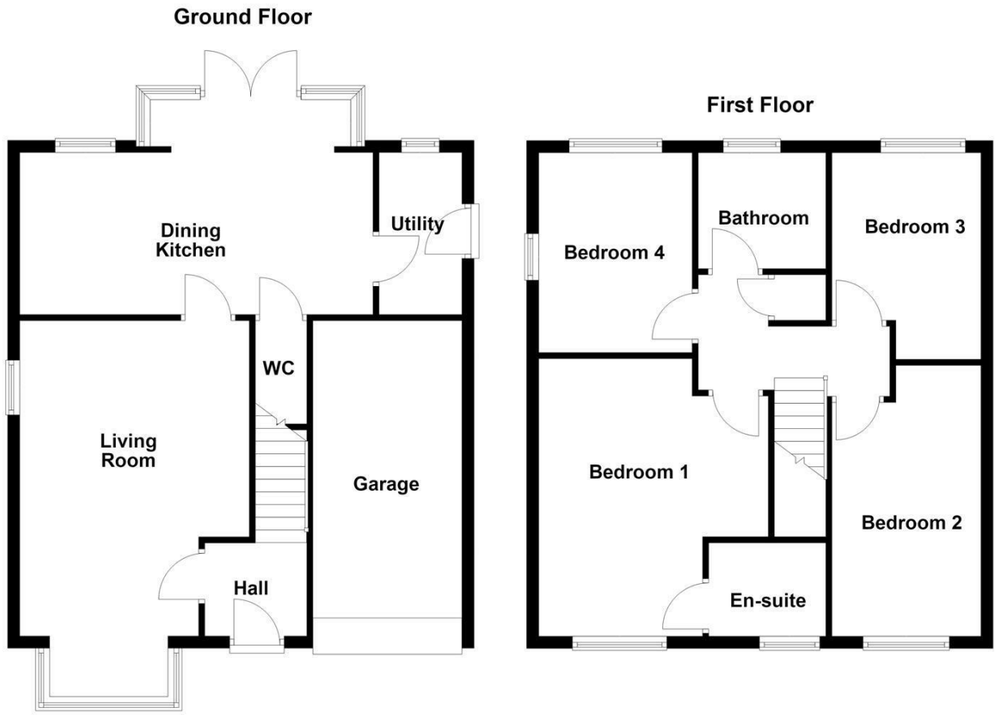
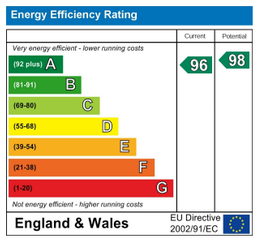


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

18 Heather Drive, Pontefract, WF8 2FJ

For Sale Freehold Asking Price £395,000

A well proportioned four bedroom detached family home, ideally positioned overlooking an attractive open green area to the front and enjoying an enclosed, south-facing rear garden.

The property combines modern, energy-efficient living with well-proportioned accommodation and benefits from gas-fired central heating, sealed-unit double glazing and photovoltaic solar panels.
The welcoming entrance hall leads into a spacious living room, featuring a square bay window overlooking the front of the property. To the rear is an impressive open-plan dining kitchen, fitted with a range of integrated appliances. The dining area features a further square bay with French doors opening directly onto the south-facing rear garden, creating an ideal space for both everyday family life and entertaining. The ground floor is completed by a convenient downstairs WC and a separate utility room. To the first floor, the principal bedroom benefits from a modern en-suite shower room, while three further well-proportioned bedrooms are served by the family bathroom. Externally, the property benefits from a side-by-side driveway parking that leads to an integral single garage. To the rear is a particularly attractive enclosed south-facing garden, featuring paved patio areas, a good-sized lawn and well-established shrub borders, providing a pleasant and private outdoor space.

Overall, this is an excellent modern family home offering generous accommodation, attractive outdoor space and a range of energy-efficient features.

ACCOMMODATION

ENTRANCE HALL
A composite panelled front entrance door, central heating radiator and stairs leading to the first floor.

LIVING ROOM
17'0" x 12'5" (5.2m x 3.8m)
A square bay window to the front, two central heating radiators and an additional window to the side.

DINING KITCHEN
19'4" x 8'10" (5.9m x 2.7m)
A square bay with French doors taking full advantage of the views over the rear garden. The kitchen area is fitted with a good range of modern wall and base units incorporating a stainless steel sink unit, stainless steel four ring gas hob with matching splashback and filter hood over, built-in oven, space for an integrated dishwasher and space for a tall fridge freezer. The dining area has a central heating radiator and French doors leading out to the garden.

DOWNSTAIRS WC
5'6" x 2'11" (1.7m x 0.9m)
Fitted with a two piece white and chrome suite comprising low suite WC and wash basin, together with a central heating radiator.

UTILITY ROOM
4'7" x 2'11" (1.4m x 0.9m)
A window to the rear and frosted glazed door to the side. Fitted with cupboards incorporating a stainless steel sink unit, plumbing and space for a washing machine and tumble dryer, together with a matching cupboard housing the Potterton gas fired central heating boiler.

FIRST FLOOR LANDING
Loft access point and a built-in airing cupboard housing the insulated and pressurised hot water cylinder.

BEDROOM ONE
15'1" x 12'9" (4.6m x 3.9m)
A window to the front, central heating radiator and a range of fitted wardrobes with three sliding doors. Provision for a wall mounted television.

EN SUITE
6'6" x 5'2" (2.0m x 1.6m)
A frosted window to the front, part tiled walls and fitted with a three piece white and chrome suite comprising corner shower cubicle with thermostatic shower and glazed screens, pedestal wash basin and low suite WC. Electric shaver socket and extractor fan.

BEDROOM TWO
15'1" x 7'10" (4.6m x 2.4m)
A window to the front and central heating radiator.

BEDROOM THREE
10'9" x 7'10" (3.3m x 2.4m)
A window overlooking the rear garden and central heating radiator.

BEDROOM FOUR
11'1" x 8'6" (3.4m x 2.6m)
Windows to both the side and rear, together with a central heating radiator.

FAMILY BATHROOM
7'2" x 5'6" (2.2m x 1.7m)
Fitted with a three piece white and chrome suite comprising panel bath with thermostatic shower over and glazed screen, pedestal wash basin and low suite WC. Chrome ladder style heated towel rail, extractor fan and partial tiled walls

OUTSIDE
To the front of the property is a modest lawned garden together with side-by-side driveway parking leading up to the integral single garage. To the rear of the house there is a larger than average south facing garden, thoughtfully landscaped with patio sitting areas and established beds and borders, together with a good sized lawn and garden shed.

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.

PLEASE NOTE
There is a service charge of £200 per annum.