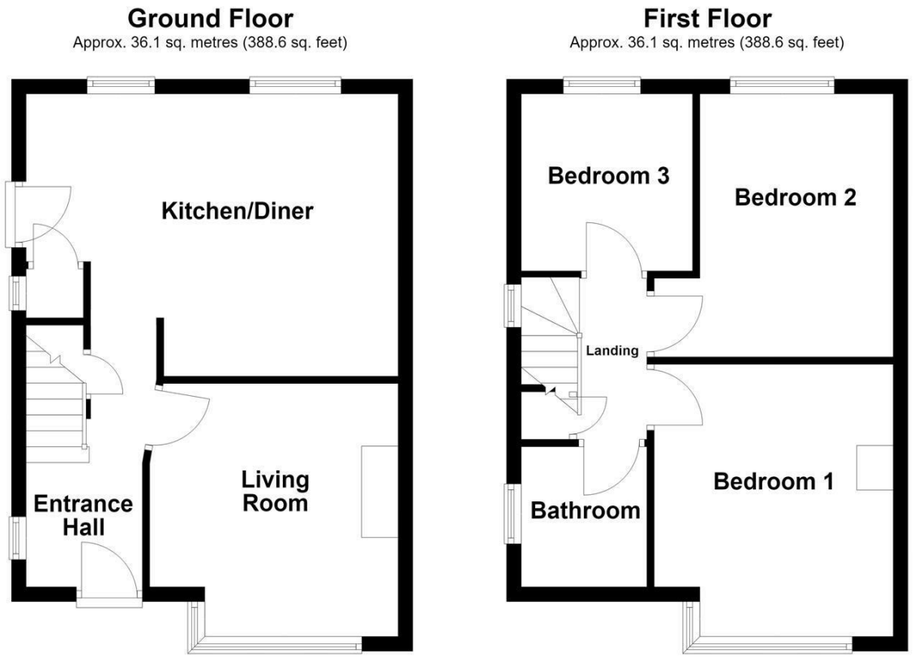
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Total area: approx. 72.2 sq. metres (777.2 sq. feet)



23 Alden Crescent, Pontefract, WF8 4JW

For Sale Freehold £220,000

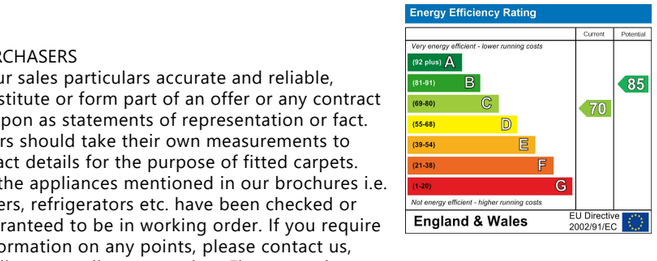
Conveniently located a short distance from Pontefract town centre is this superbly presented three bedroom semi detached family home, which has been fully renovated to an exceptional standard throughout. Offering well proportioned accommodation, off road parking, a detached garage and attractive low maintenance gardens, this turnkey property is ideal for first time buyers, professional couples and growing families alike.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor, useful understairs storage, access to the spacious living room and an opening through to the stylish kitchen diner. The contemporary kitchen enjoys a useful additional storage cupboard and provides access to the side of the property. To the first floor, the landing provides access to the loft space, a useful overstairs storage cupboard, three well proportioned bedrooms and a modern family bathroom. Externally, the front of the property features attractive decorative gravel and established planted borders with mature shrubs and flowers. A block paved driveway provides ample off road parking and extends along the side of the property through wrought iron gates to the rear, where there is additional parking and a detached single garage with timber double doors. The rear garden has been thoughtfully designed for ease of maintenance, incorporating decorative gravel, established planted borders and a paved seating area, creating the perfect space for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

The property enjoys a convenient location close to the excellent range of shops, schools and everyday amenities available within Pontefract town centre. Regular bus services operate nearby, whilst Pontefract benefits from a bus station and three railway stations providing excellent links to Leeds, Sheffield and surrounding areas. The M62 motorway network is also within easy reach, with Junction 32 Shopping Outlet, Xscape Yorkshire and Pontefract Racecourse all located just a short drive away.

Presented in true move-in ready condition, this outstanding home offers an excellent opportunity for a wide range of buyers.

An early viewing is highly recommended to fully appreciate the quality, presentation and accommodation this exceptional home 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
12'7" x 5'1" (3.86m x 1.56m)
A frosted and stained glass UPVC double glazed front entrance door leads into the entrance hall, with a frosted UPVC double glazed window positioned to the side. There is a central heating radiator, a staircase leading to the first floor landing and an understairs storage cupboard. An opening leads into the kitchen diner, while a door provides access to the living room.

LIVING ROOM
11'3" x 11'1" (3.45m x 3.40m)
A UPVC double glazed window overlooks the front aspect. There is coving to the ceiling and a central heating radiator.



KITCHEN/DINER
12'7" x 16'8" (3.86m x 5.10m)
The kitchen is fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a stainless steel one-and-a-half bowl sink and drainer with mixer tap and tiled splashbacks. Integrated appliances include an oven and four-ring induction hob with a stainless steel extractor hood above. There is space for a freestanding fridge freezer, along with plumbing and space for a washing machine. Two UPVC double glazed windows overlook the rear aspect, with a further frosted UPVC double glazed window to the side. There is a useful storage cupboard with a UPVC double glazed window to the side and a central heating radiator.



FIRST FLOOR LANDING
7'5" x 5'8" (2.28m x 1.75m)
A frosted UPVC double glazed window overlooks the side aspect. The landing has loft access, coving to the ceiling and an overstairs storage cupboard. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
13'1" x 10'9" (4.00m x 3.30m)
A UPVC double glazed window overlooks the front aspect. There is a central heating radiator and coving to the ceiling.



BEDROOM TWO
11'9" x 10'9" (3.60m x 3.30m)
A UPVC double glazed window overlooks the rear aspect. There is also a central heating radiator.



BEDROOM THREE
7'4" x 7'11" (2.25m x 2.42m)
A UPVC double glazed window overlooks the rear aspect. There is also a central heating radiator.



BATHROOM/W.C.
5'8" x 6'3" (1.75m x 1.92m)
A frosted UPVC double glazed window overlooks the side aspect.
The bathroom has a chrome ladder style central heating radiator and inset spotlights to the ceiling. Fitted with a three piece suite comprising a low flush W.C., pedestal wash basin and panelled bath with an electric shower attachment and glazed shower screen. The room also benefits from partial wall tiling.



OUTSIDE
To the front of the property is a garden incorporating pebbled and planted borders with a selection of mature shrubs and flowers. A set of cast iron double gates provides access onto a block paved driveway, which continues down the side of the property to a detached single garage at the rear. The rear garden has been designed for ease of maintenance and incorporates further planted and pebbled borders with mature shrubs and flowers. There is also a paved patio area, ideal for outdoor dining and entertaining. The remainder of the driveway has a concrete finish. The garden is fully enclosed by timber fencing, making it suitable for children and pets.



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.