Richard Kendall Estate Agent

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39 Limetrees, Pontefract, WF8 2QB

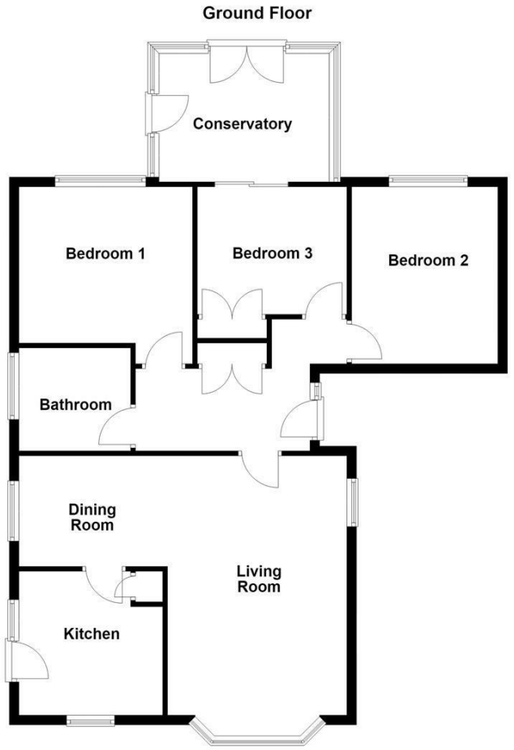
For Sale Freehold £295,000

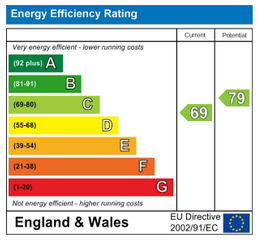
A larger style three bedroom detached bungalow offering deceptively spacious accommodation throughout, situated within this highly regarded and established residential area and enjoying a delightful south facing rear garden.

Benefitting from gas central heating and predominantly UPVC double glazing, this attractive home is approached via a formal open porch leading into a welcoming central reception hall. A further entrance to the opposite side of the property opens into a well appointed kitchen fitted with a comprehensive range of units and integrated appliances. The spacious living room enjoys windows to both the front and side elevations, creating a light and airy feel, and features an attractive fireplace. The living room flows seamlessly into the adjoining dining room, providing an excellent space for both everyday living and entertaining. To the rear of the property are two generous double bedrooms together with a well proportioned single bedroom, which in turn leads into a conservatory taking full advantage of the pleasant outlook over the rear garden. The accommodation is completed by a family bathroom fitted with a quality four piece suite. Externally, the property enjoys a neat lawned front garden together with ample driveway parking leading to a detached garage with an additional workshop area to the rear. The south facing rear garden is predominantly laid to lawn and is enhanced by mature boundary hedging and a greenhouse, creating a private and peaceful outdoor space.

The property occupies a desirable position within this established residential area, conveniently located for a wide range of local amenities including shops, schools and recreational facilities. A broader range of amenities can be found in nearby Pontefract town centre, which benefits from two railway stations and excellent access to the national motorway network.

An early viewing is highly recommended to fully appreciate all that this spacious bungalow 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

SIDE ENTRANCE PORCH
Entered via a glazed entrance door with matching side screen, leading through into the central reception hall.

RECEPTION HALL
11'9" x 5'6" (3.60m x 1.70m)
A welcoming central hallway featuring wood effect panelled walls, central heating radiator, built in double fronted wardrobe and loft access hatch.

BEDROOM ONE
11'9" x 10'9" (3.60m x 3.30m)
A well proportioned double bedroom with a window overlooking the rear garden and a broad range of fitted furniture including full height wardrobes, drawers and a matching dressing table. Central heating radiator.



BEDROOM TWO
11'9" x 9'10" (3.60m x 3.00m)
A second generous double bedroom with a window overlooking the rear garden and a further range of fitted wardrobes with matching drawers and dressing table. Central heating radiator.



BEDROOM THREE
10'2" x 8'10" (3.10m x 2.70m)
A central heating radiator, a range of fitted cupboards with matching drawers and a built in double fronted wardrobe. Sliding French doors provide access through to the conservatory.



CONSERVATORY
11'9" x 8'10" (3.60m x 2.70m)
Enjoying views over the rear garden and benefiting from a side entrance door together with French doors opening out to the rear garden.



BATHROOM/W.C.
8'2" x 6'10" (2.50m x 2.10m)
Fitted with a four piece suite comprising panelled bath with shower attachment, separate shower cubicle with folding door, pedestal wash hand basin and low flush W.C. Further features include a central heating radiator, tiled walls and a frosted window to the side elevation.



LIVING ROOM
17'8" x 12'1" (5.40m x 3.70m)
A spacious and light filled reception room with a display bay window to the front and an additional window to the side elevation. Featuring a stone fireplace with adjoining television stand and wooden mantel, housing a fitted gas fire. An archway leads through to the adjoining dining room.

DINING ROOM
11'9" x 7'6" (3.60m x 2.30m)
With a window to the side elevation and a central heating radiator.



KITCHEN
9'10" x 9'10" (3.00m x 3.00m)
Fitted with a good range of wooden fronted wall and base units with laminate work surfaces and tiled walls. Incorporating an inset sink unit, slot in point for an electric cooker with filter hood over, space and plumbing for a washing machine and an integrated fridge and freezer. There is also a matching cupboard housing the Worcester Bosch gas fired central heating boiler and an additional full height larder cupboard. A window overlooks the front elevation and an external door provides side access.



OUTSIDE
To the front, the property enjoys a neat lawned garden together with a driveway providing off road parking and extending down the side of the bungalow. To the rear is an oversized garage with an up and over door to the front, personal access door to the side and an additional workshop area to the rear. The rear garden is mainly laid to lawn and enjoys a pleasant southerly aspect with mature boundary hedging and a greenhouse.



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.