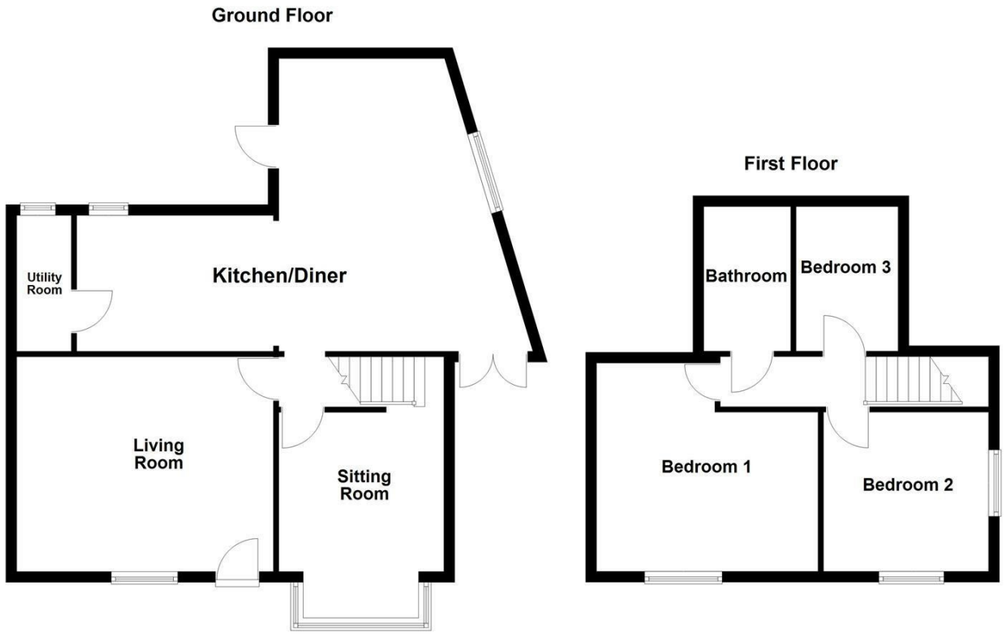
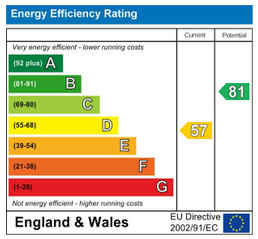




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

5 Gin Lane, Streethouse, Pontefract, WF7 6DH

For Sale Freehold Asking Price £200,000

Proudly introducing to the market is this beautifully extended, detached home, ideally situated in the desirable area of Streethouse, Pontefract. This impressive property offers spacious and versatile accommodation, perfect for growing families.

Upon entering the home, you are welcomed through the entrance hall, which leads into a bright and inviting living room. The ground floor also features a generous dining room and a stunning extended kitchen/diner, complete with integrated appliances, a range of wall and base units, and access to a useful utility room. The staircase from the dining room leads to the first floor landing. The first floor comprises two well proportioned double bedrooms, a versatile third bedroom, and a modern three piece family bathroom suite. Externally, the property benefits from a lawned front garden enclosed by fencing, while the rear offers a low maintenance garden with a decked seating area, perfect for outdoor relaxation and entertaining.

Additional features include gas central heating and double glazed UPVC windows throughout. The property is conveniently located within walking distance of open countryside and Streethouse train station, and offers easy access to both Wakefield and Pontefract town centres.

An internal viewing is highly recommended to fully appreciate the space, quality, and location this home has to offer.

ACCOMMODATION

LIVING ROOM
13'9" x 13'5" (4.21m x 4.11m)
Entrance door into the living room, UPVC double glazed window to the front, chimney breast with exposed brick enclosing a multi-fuel log burner.

INNER HALLWAY
Stairs to the first floor landing. Doors to the living room, sitting room and the kitchen/diner.

SITTING ROOM
13'1" x 13'5" (3.99m x 4.11m)
UPVC double glazed window to the front, central heating radiator, panelling.

KITCHEN/DINER
27'0" x 8'7" (8.24m x 2.64m)
UPVC double glazed windows to the side and rear, UPVC double glazed patio doors to the front, spotlights, underfloor heating. Fitted with a range of wall and base units with worktop surfaces, a gas hob, integrated oven and microwave, a gilt Belfast sink, integrated fridge freezer and dishwasher.

UTILITY ROOM
7'9" x 5'0" (2.38m x 1.53m)
Frosted UPVC double glazed window to the rear, spotlights, tiled flooring. Work surface with base units, plumbing points for a washing machine and a tumble dryer.

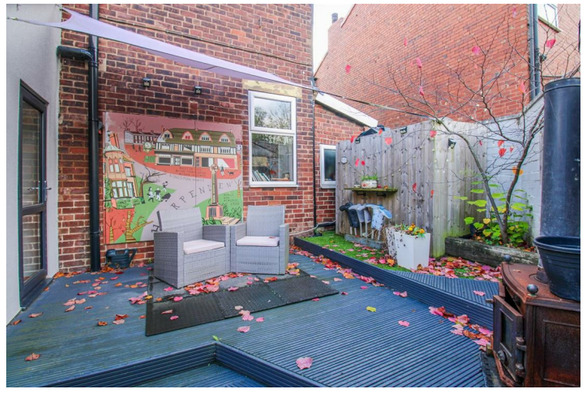
BEDROOM ONE
13'10" x 13'2" (4.22m x 4.03m)
UPVC double glazed window to the front, central heating radiator.

BEDROOM TWO
10'5" x 9'4" (3.18m x 2.87m)
UPVC double glazed windows to the front and side, central heating radiator.

BEDROOM THREE
9'2" x 6'1" (2.81m x 1.86m)
UPVC double glazed window to the side, central heating radiator, spotlights.

BATHROOM
8'3" x 5'8" (2.54m x 1.73m)
Frosted UPVC double glazed window to the side, spotlights, fully tiled. Comprising a free standing bath, pedestal wash basin and a low flush W.C..

OUTSIDE
To the front elevation, the property has an enclosed garden with a laid to lawn area, boundary fencing, and access to the front and side entrance doors. To the rear elevation, there is a decked seating area providing a pleasant outdoor space for the property.



COUNCIL TAX BAND
The council tax band for this property is A.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.