



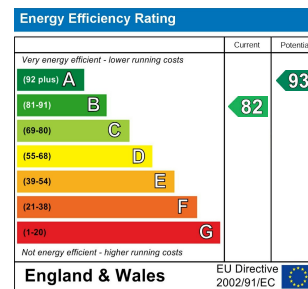
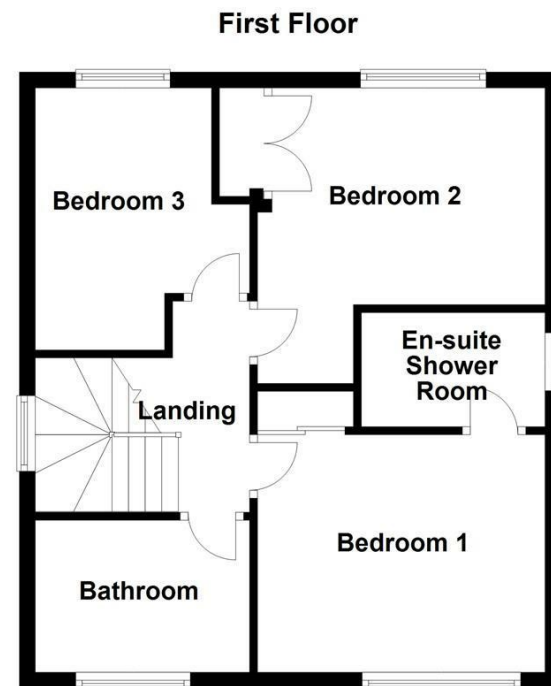
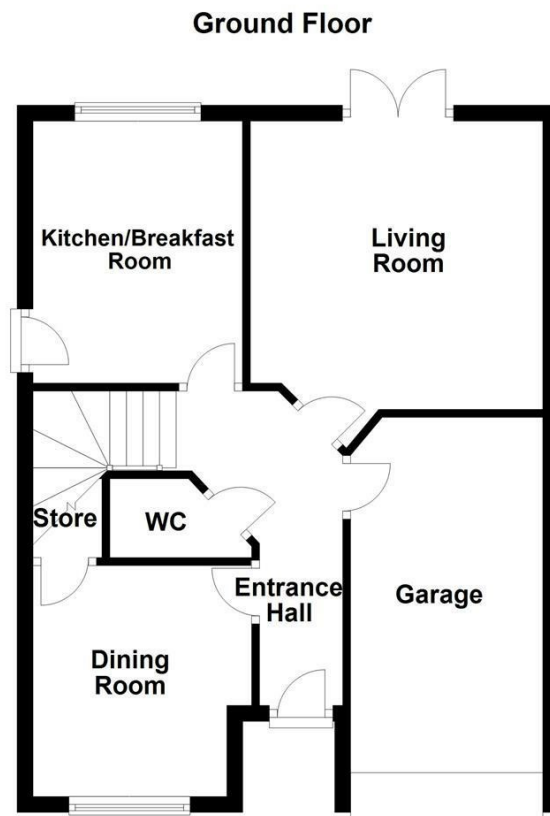
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## 29 Pinderhill Avenue, Wakefield, WF1 4FG

### For Sale Freehold Offers In Excess Of £330,000

Located on this modern and attractive development is this superbly presented three bedroom detached house with the main bedroom boasting a fitted wardrobe and superb en suite shower room/w.c., off road parking, integral single garage and a living room enjoying French doors that open on to the enclosed rear garden.

The accommodation, which has double glazing and gas central heating fully comprises entrance hall, downstairs w.c., integral garage, living room, dining room, kitchen breakfast room and to the first floor there are three bedrooms, the main with en suite shower room/w.c. in addition to the house bathroom/w.c. Outside there is a double tarmac driveway providing off road parking, pleasant lawned garden and Porcelain front pathway. To the rear there is a Porcelain paved rear patio area perfect for entertaining and dining purposes, timber garden shed and attractive lawn.

An ideal home for the growing family, the property is within walking distance to the local amenities and schools located nearby. There is good access to the M1/M62 motorway links, which is ideal for the commuter looking to travel further afield. An internal viewing is highly recommended.

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#### 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\*

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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.



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#### ACCOMMODATION

##### ENTRANCE HALL

Composite front entrance door, central heating radiator, doors with chrome handles leading to the integrated single garage, living room, kitchen breakfast room, downstairs w.c. and dining room. Staircase leading to the first floor landing. Moduleo flooring.

##### DINING ROOM

97" x 8'10" max x 7'11" min [2.93m x 2.70m max x 2.43m min]

UPVC double glazed window to the front, central heating radiator, door to the downstairs storage cupboard.

##### INTEGRAL SINGLE GARAGE

16'3" x 7'9" [4.97m x 2.37m]

Wall mounted combi condensing boiler, manual up and over door, power and light, fire door entrance from the hallway.

##### W.C.

3'4" x 5'9" [1.02m x 1.76m]

Low flush w.c., pedestal wash basin with chrome mixer tap and tiled splashback, central heating radiator, inset spotlights to the ceiling, extractor fan to the ceiling, Moduleo flooring.

##### KITCHEN BREAKFAST ROOM

87" x 10'10" [2.64m x 3.31m]

A range of wall and base units with laminate work surface over, laminate upstands, 1 1/2 sink and drainer with chrome mixer tap, integrated oven and grill, four ring gas hob, glass splashback and cooker hood over, integrated slimline Zanussi dishwasher, integrated Zanussi washer dryer, integrated fridge freezer, Moduleo flooring, central heating radiator, composite side entrance door, inset spotlights to the ceiling.



##### LIVING ROOM

120" x 11'10" [3.67m x 3.61m]

UPVC double glazed French doors leading into the rear garden, central heating radiator.



##### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, doors leading to the bedrooms and house bathroom/w.c.

##### BEDROOM ONE

11'9" x 9'9" [3.60m x 2.98m]

UPVC double glazed window to the front, central heating radiator, cladding to one wall with picture rail, built in double wardrobe with mirrored sliding door, door into the en suite shower room/w.c.



##### EN SUITE SHOWER ROOM/W.C.

4'10" x 7'7" [1.48m x 2.32m]

Larger than average fully tiled shower cubicle with sliding doors and mixer shower. Part tiled walls, Moduleo flooring, wall hung wash basin with chrome mixer tap and a low flush w.c. Shaver socket point, inset spotlights to the ceiling, UPVC double glazed frosted window to the side elevation



##### BEDROOM TWO

11'9" x 12'0" max x 9'0" min [3.60m x 3.68m max x 2.75m min]

UPVC double glazed window to the rear elevation, central heating radiator, fitted double wardrobe.

##### BEDROOM THREE

8'10" x 11'0" max x 8'7" min [2.71m x 3.37m max x 2.63m min ]

UPVC double glazed window to the rear, central heating radiator.

##### HOUSE BATHROOM/W.C.

6'2" x 8'9" [1.88m x 2.68m]

Panelled bath with central mixer tap on the part tiled wall, central heating radiator, Moduleo flooring, low flush w.c., wall hung wash basin, remainder part tiled walls, inset spotlights to the ceiling, extractor fan to the ceiling, UPVC double glazed frosted window to the front.



##### OUTSIDE

To the front there is a double tarmac driveway providing off road parking, pleasant lawned garden with planted border, Porcelain front pathway and a further Porcelain pathway leads to the timber gate to provide access to the rear garden. Up and down light to the recessed porch area. The pathway continues to a Porcelain paved rear patio area perfect for entertaining and dining purposes, double power socket, timber garden shed and attractive lawn with slate pathway at the opposite side. Water point.



##### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The property is located in a quiet cul-de-sac location, away from the main entrance to the estate."

##### COUNCIL TAX BAND

The council tax band for this property is TBC.

##### EPC RATING

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

##### 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.