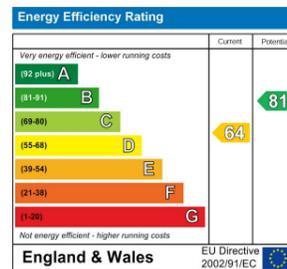
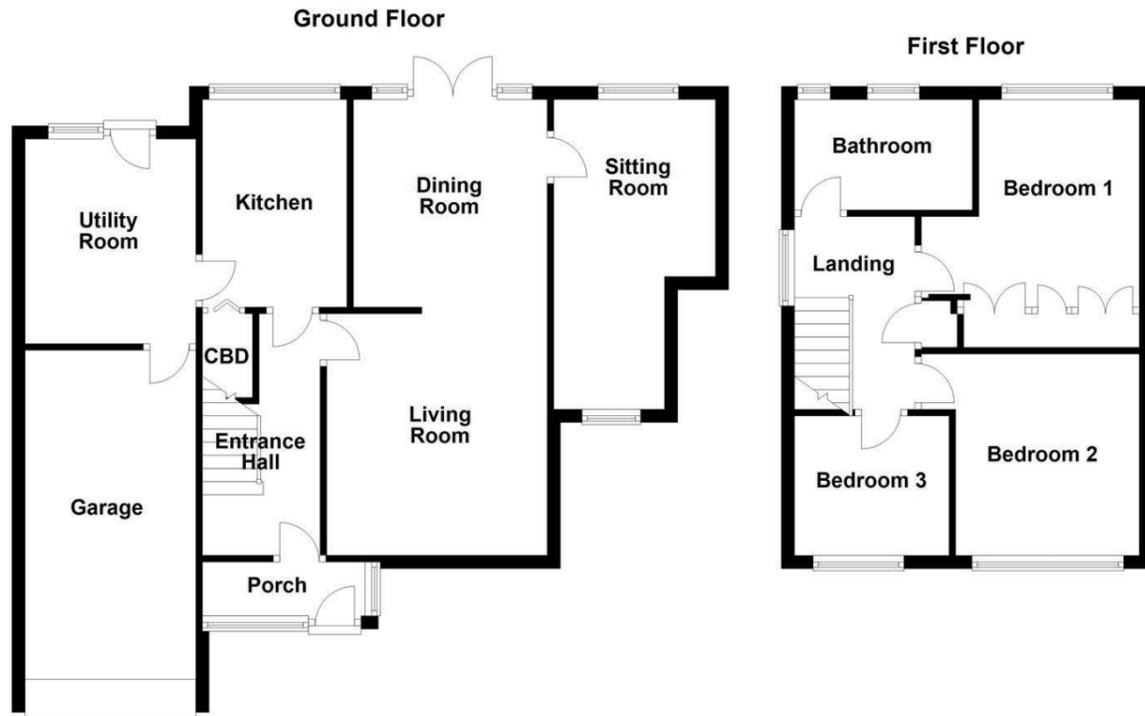




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**IMPORTANT NOTE TO PURCHASERS**

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\*

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.



**18 Hillthorpe Drive, Thorpe Audlin, Pontefract, WF8 3ET**

**For Sale Freehold Offers Over £260,000**

Enjoying a cul-de-sac location is this three bedroom link detached family property with four piece house bathroom/w.c., two reception rooms, utility room and ample off road parking. UPVC double glazing and gas central heating.

The accommodation fully comprises front porch, entrance hall, kitchen with utility room and access to the integral single garage, living room with archway into the dining area, sitting room, first floor landing, three double bedrooms and the house bathroom/w.c. Outside there is a lawned garden with block paved driveway aside leading to the garage with manual up and over door. A side pathway and timber shed, whilst to the rear there is an enclosed lawned garden with patio area and brick built BBQ.

Within walking distance to the local amenities, local bus routes travel into Pontefract on a regular basis, whilst for those looking for travel further afield the M1 motorway is a short distance away.

An internal viewing comes highly recommended.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



## ACCOMMODATION

### PORCH

2'8" x 8'1" (0.82m x 2.48m)

Composite front entrance door, tiled floor, UPVC double glazed windows. Timber door into the entrance hall.

### ENTRANCE HALL

Dado rail, coving to the ceiling, staircase with handrail to the first floor landing, central heating radiator, doors to the living room and the kitchen.

### KITCHEN

10'4" x 7'2" (3.15m x 2.20m)

A range of wall and base units with laminate work surface over and tiled splashback, stainless steel sink and drainer with chrome mixer tap, integrated double oven and grill with five ring gas hob, splashback and curved black glass surround, display cabinets with downlights and glass shelving. Integrated Kenwood dishwasher, integrated fridge, UPVC double glazed window to the rear, coving to the ceiling, doors to the understairs storage cupboard and to the utility room.

### UTILITY ROOM

8'6" x 10'3" (2.60m x 3.13m)

Tiled floor, central heating radiator, range of wall and base units with laminate work surface over, tiled upstands, stainless steel sink and drainer with mixer tap. Space for a large fridge freezer, plumbing and drainage for under counter washing machine, space for undercounter dryer, door into the integral single garage.

### INTEGRAL GARAGE

17'7" x 9'2" (5.36m x 2.80m)

Manual up and over door, power and light.

### LIVING ROOM

11'0" x 12'0" (3.36m x 3.68m)

Coving to the ceiling, UPVC double glazed bow window to the front, gas fire on a marble hearth with matching interior and decorative surround. Dado rail, central heating radiator, coving to the ceiling, two wall lights and archway into the dining area.

### DINING AREA

10'4" x 9'8" (3.16m x 2.96m)

Central heating radiator, coving to the ceiling, dado rail, UPVC double glazed French doors leading into the rear garden, UPVC double glazed window to either side and door providing access into the sitting room. Laminate flooring.

### SITTING ROOM

15'5" x 8'1" max x 5'6" min (4.71m x 2.47m max x 1.69m min)

UPVC double glazed windows to the front and rear enjoying dual aspect, coving to the ceiling, two central heating radiators.

### FIRST FLOOR LANDING

Loft access via bi-folding wooden staircase, dado rail, coving to the ceiling, UPVC double glazed window to the side, doors leading to three bedrooms, bathroom and storage cupboard with fixed shelving.

### BEDROOM ONE

10'5" x 10'10" max x 8'0" min (3.18m x 3.32m max x 2.44m min)

A range of fitted wardrobes and drawers, coving to the ceiling, ceiling fan, UPVC double glazed window to the rear and central heating radiator.

### BEDROOM TWO

9'1" x 10'1" plus walk in area (2.79m x 3.09m plus walk in area)

Coving to the ceiling, UPVC double glazed window to the front, central heating radiator.

### BEDROOM THREE

7'2" x 7'10" (2.19m x 2.41m)

UPVC double glazed window to the front elevation, coving to the ceiling and central heating radiator.

### BATHROOM/W.C.

5'5" x 9'0" (1.66m x 2.75m)

Panelled bath with mixer tap and shower attachment, walk in shower cubicle with electric shower and laminated walls, tiled walls, low flush w.c., pedestal wash basin with two taps, two UPVC double glazed frosted windows to the rear, UPVC

cladding to the ceiling with inset spotlights and extractor fan, large ladder style radiator.

### OUTSIDE

To the front there is a block paved driveway providing access to the integral single garage with paved pathway leading to the front entrance door, pleasant lawned garden with privet hedges. Paved pathway to the side and a timber shed. Timber gate into the rear garden, which has Indian stone paved patio area, brick built BBQ and a further paved patio aside the pleasant lawn. Panelled fence surrounds, water point connection and double power socket.

### COUNCIL TAX BAND

The council tax band for this property is D

### 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.