



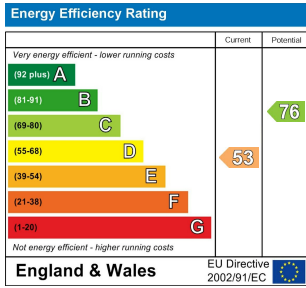
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.



10 The Mount, Pontefract, WF8 1ND
For Sale Freehold £650,000

Situated only a short distance from Pontefract town centre is this generous size five bedroom detached property, originally built in 1903 and incorporating original features such as vaulted ceilings, decorative tile and stained glass windows.

The accommodation briefly comprises of the lobby, main hallway with stairs to the first floor landing, dining room, sitting room, family lounge and kitchen breakfast room. The kitchen breakfast room provides access to the utility and downstairs shower room/w.c. To the first floor there are five bedrooms, house bathroom and separate w.c. Bedroom one also benefits from en suite shower room/w.c. Outside to the front there is a block paved driveway providing off road parking for several vehicles, stone steps and paved footpath, planted beds and surrounded by walls. The rear garden is mainly laid to lawn and does incorporate stone paved patio areas and is ideal for outdoor dining and entertaining purposes. Outdoor pizza oven, two brick built outbuildings, summer house, boiler room, planted beds and is fully enclosed by walls.

Pontefract is an ideal town for a range of buyers, as for the growing family it is aptly placed for local amenities such as shops and schools. The schools that are within walking distance to the property are some of the best in the area and range from nursery up to college age. The shops in the centre of Pontefract are only a short walk away also. For the commuter Pontefract does have three train stations, as well as its own bus station for those who look to commute to neighbouring towns and cities such as Castleford, Wakefield and Leeds. For those who travel by car the property is only a short distance from the M62 motorway as well as the A1 motorway.

This superbly presented period property deserves a full internal inspection to truly show what is to offer and so an early viewing is highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE LOBBY

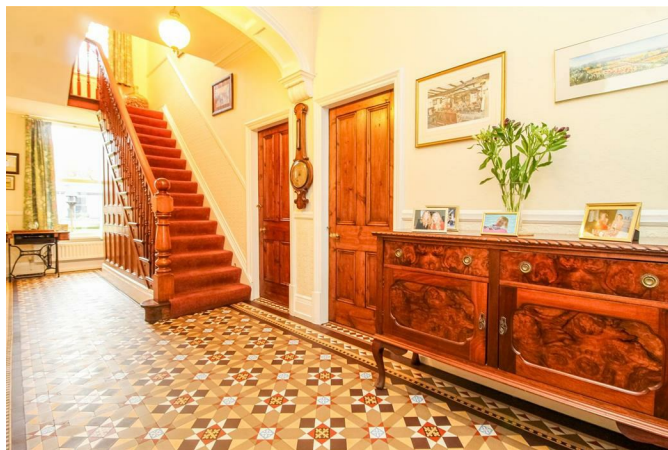
42' x 78" [1.29m x 2.35m]

Solid wooden front entrance door leading into the lobby. Column central heating radiator, further solid wood door with frosted glass pane leading into the further hallway with frosted glass windows to either side. Dado rail, coving to the ceiling, original tiles.

HALLWAY

78' x 25'10" [2.34m x 7.89m]

Two column central heating radiators, a further central heating radiator, UPVC double glazed sash window to the rear, dado rail, coving to the ceiling, stairs to the first floor landing with understairs storage, doors leading to the sitting room, family lounge, dining room and kitchen breakfast room. Original tiles.



SITTING ROOM

13'4" x 14'0" [4.08m x 4.28m]

Central heating radiator, coving to the ceiling, picture rail, stained UPVC double glazed sash bay window to the front, open fireplace with tiled hearth surround and mantle.

DINING ROOM

13'3" x 14'11" [4.05m x 4.55m]

UPVC double glazed sash window to the front, central heating radiator, coving to the ceiling, panelling to the walls with picture rail, art deco style open fireplace with tiled hearth and surround with wooden mantle.



FAMILY LOUNGE

61' x 13'5" max x 8'2" [1.87m x 4.09m max x 2.51m]

UPVC double glazed sash windows to the side and two further UPVC double glazed sash windows to the rear, central heating radiator, coving to the ceiling, ceiling rose, picture rail and art deco style gas fireplace with tiled hearth, surround and wooden mantle.

KITCHEN BREAKFAST ROOM

13'3" x 14'11" [4.05m x 4.55m]

UPVC double glazed sash window to the rear, central heating radiator, door through to the utility. A range of wall and base units with laminate work surface over, inset stainless steel sink with mixer tap, tiled splashback, integrated double oven, integrated four ring electric hob, space and plumbing for Aga/Range style cooker. Undercounter integral fridge.



UTILITY

10'0" x 7'11" [3.06m x 2.42m]

UPVC double glazed sash window to the rear, doors leading to the rear garden and downstairs shower room/w.c. Central heating radiator, spotlighting to the ceiling, range of wall and base units, laminate work surface over, inset ceramic sink with mixer tap, space and plumbing for an American style fridge freezer.

DOWNSTAIRS SHOWER ROOM/W.C.

4'3" x 8'0" max x 5'6" min [1.3m x 2.44m max x 1.69m min]

Frosted UPVC double glazed sash window to the rear garden, central heating radiator, dado rail, low flush w.c., ceramic wash basin built into a storage unit with storage below and mixer tap. Shower cubicle with mains fed shower head attachment and shower screen.

FIRST FLOOR LANDING

UPVC double glazed sash window to the rear, original stained glass timber frame single pane window to the rear. Central heating radiator, coving to the ceiling, doors to bedrooms, house bathroom and w.c. Skylight.

BEDROOM ONE

15'1" x 13'4" max x 5'9" min [4.6m x 4.08m max x 1.77m min]

Two UPVC double glazed sash windows to the front, central heating radiator, coving to the ceiling, picture rail, door leading to the en suite shower room/w.c. Cast iron fireplace with tiled hearth and surround.



EN SUITE SHOWER ROOM/W.C.

4'6" x 7'1" max x 11'0" min [1.39m x 2.16m max x 0.57m min]

Spotlighting to the ceiling, extractor fan, low flush w.c., ceramic wash basin built into storage unit with mixer tap, tiled splashback, shower cubicle with mains fed overhead shower and shower screen. Chrome ladder style central heating radiator.

BEDROOM TWO

16'0" x 13'5" [4.89m x 4.1m]

Central heating radiator, two UPVC double glazed sash windows to the rear, cast iron fireplace with tiled surround, coving to the ceiling and picture rail.



BEDROOM THREE

14'0" x 13'4" [4.29m x 4.08m]

Two UPVC double glazed sash windows to the front, central heating radiator, coving to the ceiling and a picture rail. Cast iron fireplace with tiled surround.

BEDROOM FOUR

13'3" x 11'8" [4.06m x 3.57m]

Central heating radiator, skylight, single pane frosted timber frame window to the landing, cast iron fireplace with tiled surround and a picture rail.

BEDROOM FIVE

7'8" x 9'11" [2.34m x 3.04m]

UPVC double glazed sash window to the front, central heating radiator, picture rail.

HOUSE BATHROOM/W.C.

10'5" x 8'0" max x 5'8" [3.18m x 2.45m max x 1.75m]

Central heating radiator, UPVC double glazed sash window to the rear, garden, decorative panelling, coving to the ceiling, ceiling rose, fitted storage, low flush w.c., pedestal wash basin and roll top bath with mixer tap and shower head attachment.



W.C.

4'8" x 3'10" [1.43m x 1.19m]

Frosted UPVC double glazed sash window to the rear, central heating radiator, coving to the ceiling, dado rail, low flush w.c., wall mounted wash basin with tiled splashback.

OUTSIDE

To the front there is a driveway providing off road parking for several vehicles, stone steps and stone paved area leading to the front entrance door incorporates planted beds and surrounded by walls. To the rear, the garden itself is mainly laid to lawn and incorporates stone paved patio areas perfect for outdoor dining and entertaining. Summer house and two brick built outbuildings currently used as workshops. Outdoor pizza oven, access to a separate boiler, planted features and beds. Enclosed by walls.



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.