



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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



17 Shortwall Court, Pontefract, WF8 4SZ

For Sale Freehold £355,000

Situated on a modern development is this superbly appointed four bedroom detached family home benefitting from well proportioned accommodation, ample off road parking and front and rear gardens.

The property briefly comprises of entrance hall, living room, downstairs w.c., kitchen/dining room with utility off and integral garage. The first floor landing leads to four good sized bedrooms, with the principal bedroom boasting en suite facilities and the house bathroom. Outside to the front, the garden is laid to lawn with a block paved driveway providing off road parking for two vehicles leading to the single integral garage. To the rear, the garden is laid to lawn incorporating a paved patio area, perfect for outdoor dining and entertaining and a timber built summerhouse, fully enclosed by walls and timber fencing.

Pontefract makes an ideal place to settle for a range of buyers as it is aptly placed for local amenities such as shops and schools. For those looking to commute further afield, the M62 motorway is only a short distance away and within walking distance to Pontefract Tanshelf train station.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

10'1" x 10'10" [max] x 5'0" [min] [3.08m x 3.31m [max] x 1.53m [min]]

Central heating radiator, stairs to the first floor landing, set of double doors through to the living room, doors to the downstairs w.c. and kitchen/dining room.

LIVING ROOM

15'8" x 11'8" [max] x 7'4" [min] [4.8m x 3.56m [max] x 2.24m [min]]

LED ceiling spotlights, central heating radiator, UPVC double glazed bay window to the front and further window.

W.C.

6'0" x 2'11" [1.85m x 0.91m]

UPVC double glazed frosted window to the side, central heating radiator, low flush w.c. and wall mounted wash basin with mixer tap.

KITCHEN/DINING ROOM

17'3" x 15'8" [max] x 11'9" [min] [5.26m x 4.78m [max] x 3.6m [min]]

Opening through to the utility, central heating radiator, UPVC double glazed windows to the rear and a set of UPVC double glazed French doors leading out to the rear garden. Range of modern wall and base units with laminate work surface over, stainless steel double sink and drainer with mixer tap, integrated fridge/freezer, integrated Zanussi dishwasher, integrated Zanussi oven with four ring gas hob and partial stainless steel splash back with extractor hood above.

UTILITY

3'10" x 9'10" [1.18m x 3.0m]

Doors to the rear and garage. Central heating radiator, laminate work surface over and space and plumbing for a washing machine.

FIRST FLOOR LANDING

Central heating radiator, loft access and doors to the four bedrooms, the house bathroom and storage cupboard.

BEDROOM ONE

14'10" x 12'7" [max] x 4'5" [min] [4.53m x 3.86m [max] x 1.37m [min]]

Two sets of fitted wardrobes, central heating radiator, UPVC double glazed window to the front, decorative panelling to one wall and door through to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

5'0" x 7'11" [1.54m x 2.43m]

UPVC double glazed frosted window to the side, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with shower head attachment and glass shower screen. LED ceiling spotlights, extractor fan and partially tiled.

BEDROOM TWO

10'3" x 12'8" [max] x 10'0" [min] [3.14m x 3.87m [max] x 3.06m [min]]

UPVC double glazed window to the front and central heating radiator.

BEDROOM THREE

12'7" x 8'2" [max] x 7'5" [min] [3.86m x 2.51m [max] x 2.27m [min]]

UPVC double glazed window to the rear, central heating radiator and fitted wardrobes with partially mirrored doors.

BEDROOM FOUR

10'0" x 9'4" [max] x 8'9" [min] [3.05m x 2.87m [max] x 2.69m [min]]

Set of fitted wardrobes, central heating radiator and UPVC double glazed window to the rear.

BATHROOM/W.C.

8'9" x 6'8" [2.68m x 2.05m]

UPVC double glazed frosted window to the rear, LED ceiling spotlights, extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and separate shower cubicle with shower head attachment and glass shower screen.

OUTSIDE

To the front of the property the garden is laid to lawn with pebbled features and a block paved

driveway providing off road parking for two vehicles leading to the single integral garage with manual up and over door. The rear garden is laid to lawn incorporating a paved patio area, perfect for outdoor dining and entertaining and a timber built summerhouse with built in bar, raised decked patio area and canopy. The rear garden is fully enclosed by walls and timber fencing. Beyond the front garden there is a tarmac area that provides two additional parking spaces.

SUMMERHOUSE

COUNCIL TAX BAND

The council tax band for this property is E.

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.