



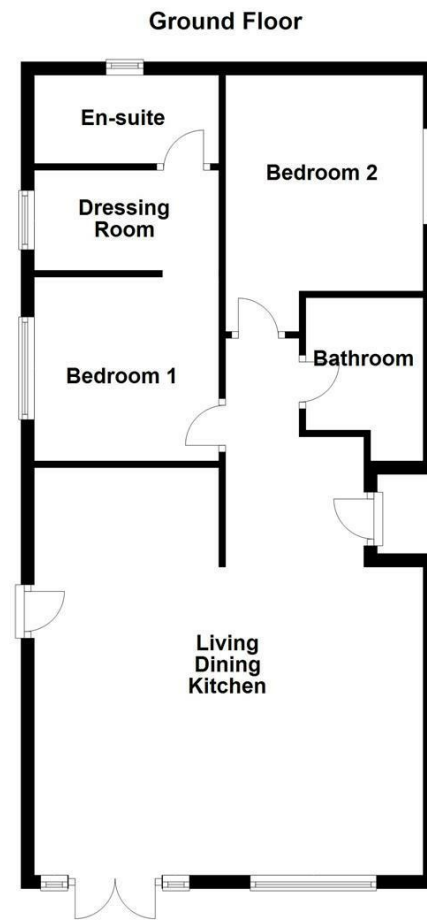
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## 40 West Park Homes, Darrington, Pontefract, WF8 3HY

### For Sale Leasehold Offers In The Region Of £170,000

A newly completed two double bedroom detached park home with a dressing area and en suite facilities to the principal bedroom and beautifully finished to a high standard throughout.

The property has a side entrance hall, which leads through into a bright and airy living dining kitchen that has full height windows and French doors taking full advantage of the far reaching views over farmland. The principal bedroom has an adjoining dressing area, which leads through into an en suite shower room/w.c. and the second double bedroom is served by a well appointed family bathroom/w.c. Outside, the property has off street parking and wonderful far reaching views to the front.

Situated on this popular West Park Homes development on the outskirts of Darrington, the property enjoys easy access to the A1 in this cherished environment designed specifically for the over 40's. Interested parties should note that a separate access drive (for residents only) is available from Darrington, avoiding the current roadworks on the A1 motorway. West Park Homes has been a popular development since its inception and properties on this development are always sought after, especially when finished to this high standard.

Early viewings are highly recommended and can be booked through our Pontefract office.

#### 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,

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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

### LIVING/DINING/KITCHEN

20'4" x 19'0" (6.2m x 5.8m)

With full height windows and French doors to the front, additional full height windows and external door to the side with a media wall to the living room area. Beyond the dining area a kitchen fitted to a lovely standard with a good range of white fronted contemporary style wall and base units with wood effect laminate worktops incorporating stainless steel sink unit and stainless steel four ring gas hob with filter hood over. Built in oven, integrated fridge and freezer, integrated dishwasher and integrated washing machine. Built in wine cooler. Central heating radiator and opening through to the entrance hall.



### SIDE ENTRANCE HALL

With a composite entrance door, double central heating radiator, built in cloaks and shoe cupboard.

### BEDROOM ONE

9'2" x 9'2" (2.8m x 2.8m )

High level window to the side, double central heating radiator, provision for a wall mounted television, archway and louvered features into dressing room.

### DRESSING ROOM

9'2" x 4'11" (2.8m x 1.5m)

With a full height window to the side and fitted wardrobes.

### EN SUITE/W.C.

9'2" x 3'11" (2.8m x 1.2m)

Frosted window to the rear, fully tiled walls and fitted with a three piece white and chrome suite comprising pedestal wash basin, low suite w.c. and wide shower cubicle. Chrome ladder style heated towel radiator and extractor fan.

### BEDROOM TWO

10'5" x 9'2" (3.2m x 2.8m)

Window to the side, double central heating radiator and a double fronted fitted wardrobe with matching shelves.

### BATHROOM/W.C.

6'6" x 5'6" (2.0m x 1.7m)

Fitted with a three piece white and chrome suite comprising panelled bath with shower over and glazed screen, pedestal wash basin and low suite w.c. Fully tiled walls and chrome ladder style heated towel rail. Extractor fan.

### OUTSIDE

The property has off street parking and wonderful far reaching views to the front.



### COUNCIL TAX BAND

The council tax band for this property is A.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact

representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.