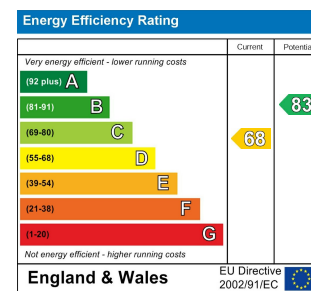
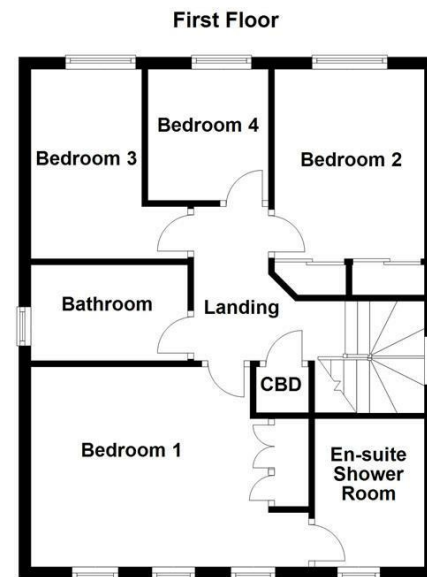
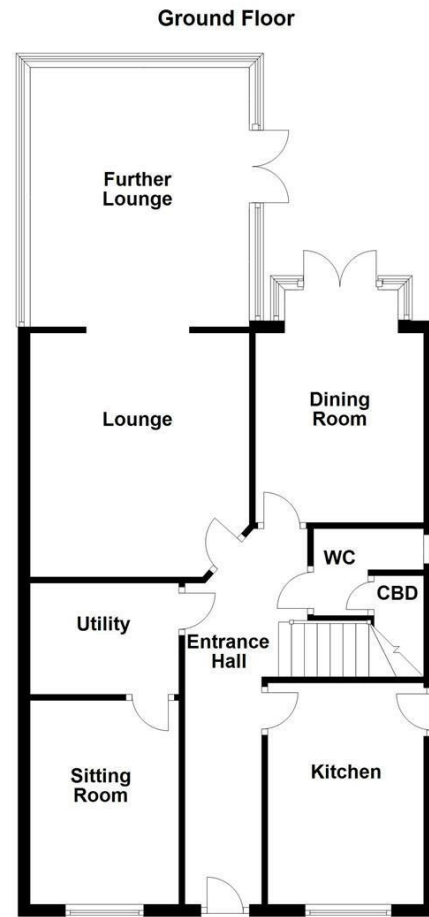




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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective 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.



19 Dandy Mill View, Pontefract, WF8 2UZ

For Sale Freehold £340,000

Nestled in a cul-de-sac location on this sought after development in Pontefract is this four bedroom detached family home extended to rear and benefitting from ample reception rooms, off road parking and front and rear gardens.

The property briefly comprises of the entrance hall, kitchen, downstairs w.c., dining room, lounge, further lounge, utility, sitting room, dining room and downstairs w.c. The first floor landing leads to four bedrooms (bedroom one with en suite shower room/w.c.) and the house bathroom/w.c. Outside to the front the garden is laid to lawn with a tarmac driveway providing off road parking for two vehicles. To the rear the garden is predominantly laid to lawn with two decked patio areas, perfect for outdoor dining and entertaining with fish pond and planted borders, timber shed and timber summerhouse, mature conifer trees and the rear garden is fully enclosed by timber fencing.

Pontefract is ideal for a range of buyers including the growing family, it is aptly placed for local amenities such as shops and schools. The property is also close by to bus routes, to neighbouring towns and cities such as Pontefract, Castleford and Knottingley. Pontefract is home to three train stations. The M62 motorway is only a short drive away, perfect for those looking to commute further afield.

Only a full internal inspection will truly show what is to offer at this superb home and so an early viewing comes highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, coving to the ceiling, dado rail, central heating radiator, stairs to the first floor landing and doors to the kitchen, utility, lounge, dining room and downstairs w.c.

KITCHEN

85' x 120' [2.58m x 3.66m]
Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for an American style fridge/freezer, space and plumbing for a Range style cooker with extractor hood above and integrated dishwasher. UPVC double glazed frosted side door, UPVC double glazed window to the front and central heating radiator.

UTILITY

60' x 71' [1.85m x 2.43m]
Laminate work surface with tiled splash back, space and plumbing for a washing machine and tumble dryer. The Ideal boiler is housed in here. Door to the sitting room.

SITTING ROOM

80' x 1010' [2.44m x 3.31m]
Converted garage with central heating radiator and UPVC double glazed window to the front.

W.C.

49' x 511' [max] x 210' [min] [1.46m x 1.82m [max] x 0.88m [min]]
UPVC double glazed window to the side, central heating radiator, low flush w.c., ceramic wash basin built into storage unit with mixer tap and access to an understairs storage cupboard.

DINING ROOM

124' x 94' [max] x 62' [min] [3.78m x 2.87m [max] x 1.88m [min]]
Set of UPVC double glazed French doors to the rear garden with UPVC double glazed windows either side. Coving to the ceiling and central heating radiator.



LOUNGE

132' x 116' [max] x 93' [min] [4.03m x 3.52m [max] x 2.82m [min]]
An opening into the further lounge, coving to the ceiling and central heating radiator.



FURTHER LOUNGE

140' x 110' [4.27m x 3.37m]
Surrounded by partially surrounded UPVC double glazed windows, set of UPVC double glazed French doors to the rear garden and central heating radiator.



FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, coving to the ceiling, dado rail, central heating radiator, loft access and doors to a storage cupboard, four bedrooms and the house bathroom.

BEDROOM ONE

149' x 112' [max] x 211' [min] [4.51m x 3.41m [max] x 0.89m [min]]
Central heating radiator, UPVC double glazed windows to the front, coving to the ceiling, door to the en suite shower room and double doors and a single door to wardrobe space.



EN SUITE SHOWER ROOM/W.C.

66' x 76' [1.99m x 2.29m]
UPVC double glazed frosted window to the front, chrome ladder style central heating radiator, extractor fan, low flush w.c., ceramic wash basin built into floating storage unit with mixer tap and shower cubicle with over head shower and shower head attachment.

BEDROOM TWO

80' x 107' [2.44m x 3.24m]
Access to two wardrobes with sliding doors, central heating radiator and UPVC double glazed window to the rear.



BEDROOM THREE

104' x 86' [max] x 65' [min] [3.15m x 2.6m [max] x 1.97m [min]]
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR

66' x 71' [2.0m x 2.17m]
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

52' x 85' [1.59m x 2.59m]
UPVC double glazed frosted window to the side, chrome ladder style central heating radiator, extractor fan, low flush w.c., ceramic wash basin built into storage unit with mixer tap and panelled bath with mixer tap and electric shower head attachment.



OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking for two vehicles and a lawned garden with mature trees and slate and planted border to one side. A paved pathway leads to the front door. To the rear the garden is mainly laid to lawn incorporating two decked patio areas, perfect for outdoor dining and entertaining, with fish pond and planted borders, timber shed and timber summerhouse, mature conifer trees and the rear garden is fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

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.