



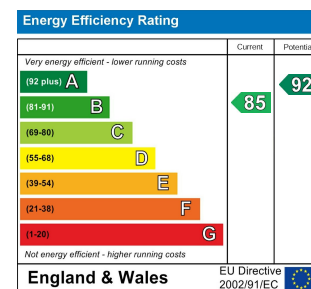
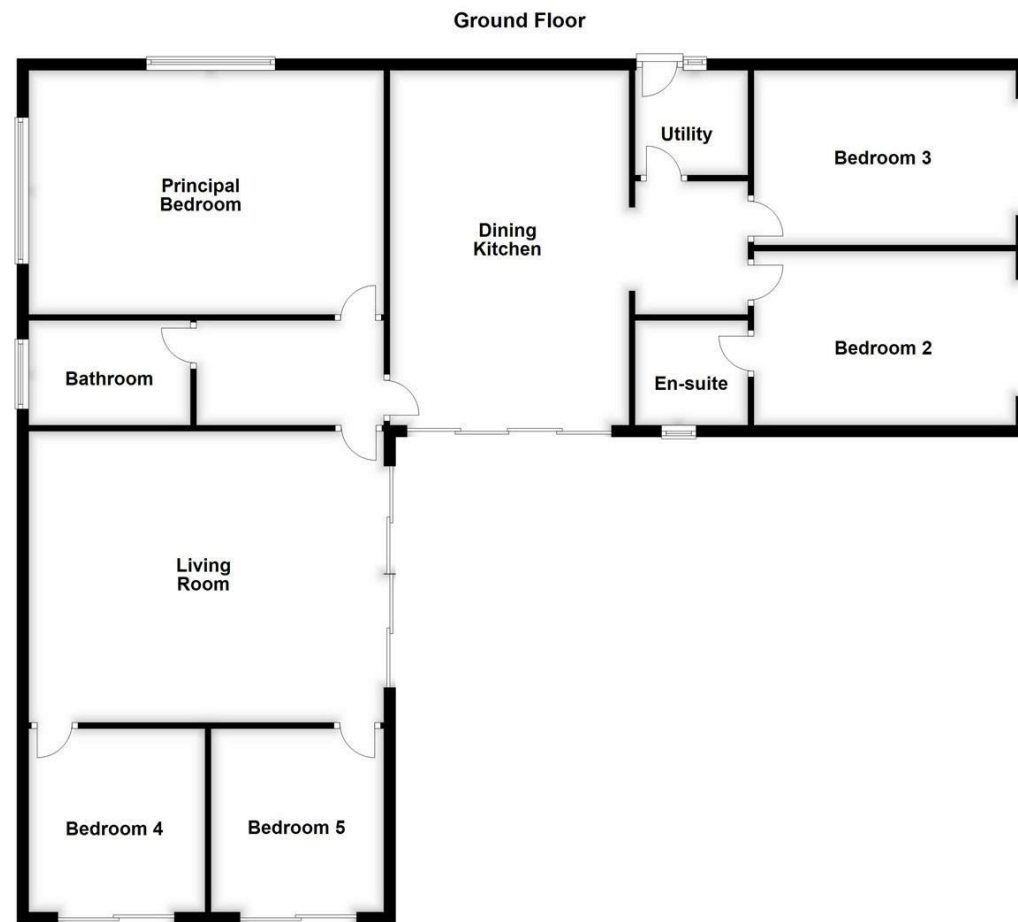
WAKEFIELD  
01924 291 294

OSSETT  
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HORBURY  
01924 260 022

NORMANTON  
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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.



**19c Park Lane, Pontefract, WF8 4QQ**

**For Sale Freehold Offers In Excess Of £500,000**

Tucked away in a wonderful private position, a five bedrooomed detached family home offering supremely spacious accommodation and finished to an impressive standard.

With a gas fired central heating system and sealed unit double glazed windows, this modern detached contemporary designed home has a central living/dining/kitchen that forms the hub of this fantastic family home. An inner hallway then leads through into a grandly proportioned living room that has French doors out to the outside entertaining area. The principal bedroom is of fantastic proportions sitting alongside the family bathroom. The second bedroom has an en suite shower room, there are three further double bedrooms, all of good proportions. The property stands in a sizable plot with a long private entrance driveway that opens out into a broad parking and turning area. Immediately outside the family home there is a lovely entertaining area with a pergola and provision for a hot tub with lawned gardens that span round the side of the house to a further private and sheltered sun trap patio.

The property is situated in a particularly private position approached by a long drive off Park Lane within easy reach of the broad range of shops, schools and recreational facilities offered by the town of Pontefract. The town also boasts two railway stations as well as ready access to the national motorway network.



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**ACCOMMODATION**

**LIVING ROOM**

20'0" x 16'4" [6.10m x 4.98m]

Two central heating radiators and twin sets of sliding French doors to the decked sitting area. Provision for a wall mounted television and porcelain tiled floor.



**BEDROOM FOUR**

10'5" x 9'10" [3.2m x 3.0m]

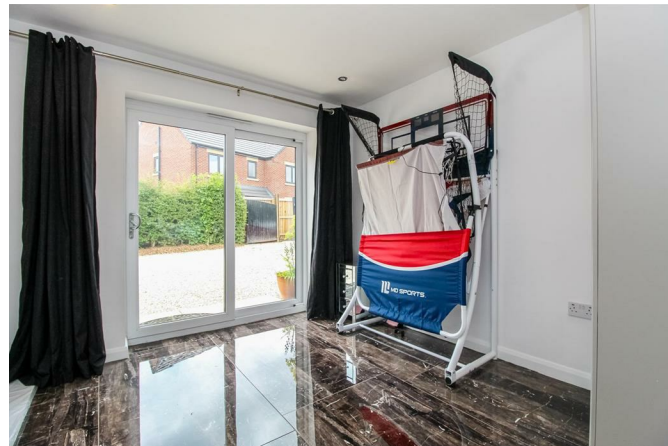
French doors to the front, porcelain tiled floor and central heating radiator.



**BEDROOM FIVE**

10'5" x 9'10" [3.2m x 3.0m]

French doors to the front, porcelain tiled floor and central heating radiator.



**INNER HALLWAY**

10'5" x 5'10" [3.2m x 1.8m]

Loft access point and built in cupboards housing the insulated hot and pressurised hot water cylinder. Porcelain tiled floor.

**DINING KITCHEN**

20'0" x 12'9" [6.1m x 3.9m]

Fitted with an attractive range of contemporary style wall and base units with marble effect laminate worktops and splash backs incorporating stainless steel sink unit. Four ring Zanussi ceramic hob, built in oven, integrated microwave, integrated dustbins, integrated dishwasher and full height integrated fridge and freezer. Porcelain tiled floor, central heating radiator and two sets of sliding doors out to the decked sitting area. Provision for a wall mounted television.



**BATHROOM/W.C.**

9'2" x 5'10" [2.8m x 1.8m]

Finished to a lovely standard with marbled wall and floor tiling and fitted with a three piece white and chrome suite comprising panelled bath with shower attachment, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Frosted window to the side, chrome ladder style heated towel rail and extractor fan.



**PRINCIPAL BEDROOM**

20'0" x 13'9" [6.1m x 4.2m]

Windows to both the side and rear, two central heating radiator, porcelain tiled floor, and provision for a wall mounted television.



**UTILITY**

6'2" x 5'10" [1.9m x 1.8m]

Frosted window and external door to the rear. Space and plumbing for a washing machine and tumble dryer. High level central heating radiator and porcelain tiled floor.



**BEDROOM TWO**

14'9" x 9'10" [4.5m x 3.0m]

French doors out to the side, porcelain tiled floor, central heating radiator and provision for a wall mounted television.



**EN SUITE SHOWER ROOM/W.C.**

6'2" x 6'2" [1.9m x 1.9m]

Tiled walls and floor. Fitted with a quality white and chrome three piece suite comprising panelled bath with shower over, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Frosted window to the front, chrome ladder style heated towel rail, electric shaver socket and extractor fan.



**BEDROOM THREE**

14'9" x 9'10" [4.5m x 3.0m]

French doors out to the side, porcelain tiled floor, central heating radiator and provision for a wall mounted television.