



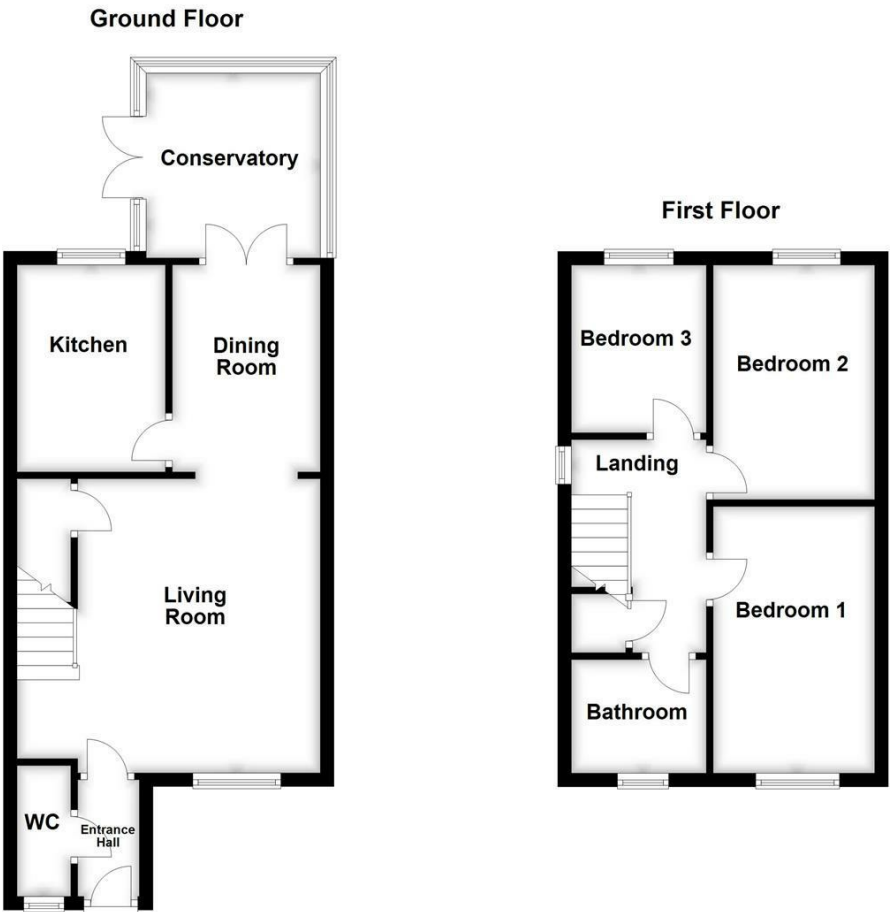
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



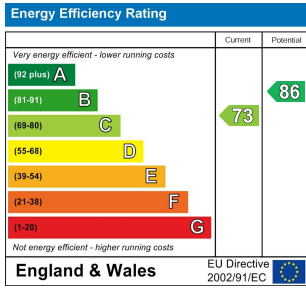
75 Ladybalk Lane, Pontefract, WF8 1LA
For Sale Freehold Offers Over £240,000

Situated in a sought after area is this superbly presented three bedroom detached home benefitting from ample reception space plus a conservatory, off road parking and front and rear gardens. The property boasts a new combi boiler (still within warranty).

The property briefly comprises of the entrance hall, downstairs w.c., living room, dining room, kitchen and conservatory with quality karndean flooring throughout the ground floor. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a lawned garden with a slate and paved pathway to the front door and tarmacadam driveway providing ample off road parking for several vehicles with car port to the side. To the rear the garden is laid to lawn incorporating a paved and slate patio area, perfect for outdoor dining and entertaining, 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 with Pontefract Monkhill only a short distance away. The M62 motorway is only a short drive away, perfect for those looking to commute further afield. There is a large playing green opposite, suitable for family activities and dog walking.

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



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.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, coving to the ceiling, dado rail, herringbone style kardean flooring, central heating radiator and doors to the downstairs w.c. and living room.

W.C.

28' x 58" [0.82m x 1.73m]

Central heating radiator, UPVC double glazed frosted window to the front, low flush w.c., ceramic wash basin built into a storage unit with mixer tap and tiled splash back.

LIVING ROOM

14'3" x 14'8" [max] x 11'10" [min] [4.36m x 4.49m [max] x 3.62m [min]]

Two central heating radiators, herringbone style kardean flooring, stairs to the first floor landing with understairs storage, an opening to the dining room, coving to the ceiling and UPVC double glazed window to the front.

DINING ROOM

7'3" x 10'0" [2.21m x 3.07m]

Central heating radiator, herringbone style kardean flooring, a set of UPVC double glazed French doors to the conservatory, door to the kitchen and coving to the ceiling.



KITCHEN

7'2" x 10'0" [2.19m x 3.05m]

Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob with extractor hood above, integrated oven, space and plumbing for a washing machine, dishwasher and space for a fridge/freezer. UPVC double glazed window to the rear and central heating radiator.



CONSERVATORY

8'11" x 8'0" [2.74m x 2.46m]

Surrounded by UPVC double glazed windows and a set of UPVC double glazed French doors to the rear garden.



FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, overstairs storage cupboard and doors to three bedrooms and the house bathroom.

BEDROOM ONE

8'0" x 12'9" [2.44m x 3.9m]

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



BEDROOM TWO

8'0" x 11'7" [2.45m x 3.55m]

UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.



BEDROOM THREE

6'5" x 8'1" [1.98m x 2.48m]

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

BATHROOM/W.C.

5'6" x 6'4" [1.68m x 1.95m]

UPVC double glazed frosted window to the front, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and shower head attachment. Extractor fan, coving to the ceiling and fully tiled.



OUTSIDE

To the front of the property the garden is laid to lawn with a slate and paved pathway to the front door and tarmacadam driveway providing ample off road parking for several vehicles with car port to the side. To the rear the garden is laid to lawn incorporating a paved and slate patio area, perfect for outdoor dining and entertaining, useful shed with full power and space for a tumble dryer. The rear garden is fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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.