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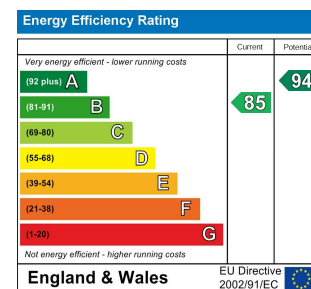
22 Broughton Road, Pontefract, WF8 2GR

For Sale Freehold £325,000

Offered for sale and with no chain is this fantastically appointed four bedroom detached property.

Offering three double bedrooms, a downstairs wc and two bathrooms, this is one not to be missed, perfect for the growing family due to the size and the private and enclosed larger than average rear garden, separate detached garage and parking for two cars

Close to all local amenities, shops and schools and great motorway links for the commuter.



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.

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



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ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, doors to the downstairs w.c., understairs storage, kitchen/diner and lounge. Fully tiled floor.

W.C.

2'10" x 6'1" [0.87m x 1.86m]

Low flush w.c., pedestal wash basin with tiled splash back, and central heating radiator.

LOUNGE

10'10" x 16'7" [3.32m x 5.08m]

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



KITCHEN/DINER

9'3" x 18'4" [2.84m x 5.61m]

Range of modern fitted wall and base units with laminate work surface

over, Neff induction hob, integrated oven, integrated washing machine and integrated dishwasher. Integrated fridge/freezer, integrated wine cooler, glass splash back, sink and drainer with chrome mixer tap, downlighting on the kickboards and UPVC double glazed French doors leading to the rear garden. Central heating radiator.



FIRST FLOOR LANDING

Doors to three bedrooms, house bathroom and storage cupboard. A further set of stairs leading to the second floor.

BEDROOM TWO

9'7" x 12'1" [2.94m x 3.69m]

Central heating radiator, UPVC double glazed window to the front and built in wardrobes.

BEDROOM THREE

9'0" x 9'7" [2.76m x 2.94m]

Central heating radiator, built in wardrobes and UPVC double glazed window to the rear.



BEDROOM FOUR

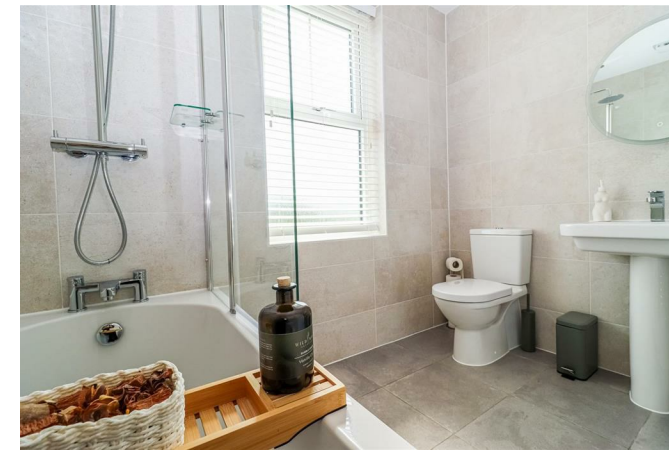
22'8" x 15'5" [6.91 x 4.70]

Bright spacious and airy offering four velux windows, gas central heating radiator, built in wardrobes to one wall and door leading to a modern ensuite.

BATHROOM/W.C.

6'0" x 8'5" [1.84m x 2.57m]

Modern fitted white three piece suite comprising panelled bath with chrome mixer shower over and glass shower screen, low flush w.c. and pedestal wash basin. Fully tiled walls and floor. UPVC double glazed frosted window to the front and ladder style central heating radiator.



SECOND FLOOR LANDING

Access to bedroom one, central heating radiator

BEDROOM ONE

15'1" x 20'4" [max] [4.6m x 6.2m [max]]

UPVC double glazed velux windows to the front, sloped roof, central heating radiator, built in wardrobes and door to the en suite.



EN SUITE SHOWER ROOM/W.C.

8'0" x 5'9" [2.45m x 1.77m]

Modern three piece suite comprising shower cubicle with mixer shower, pedestal wash basin and low flush w.c. Fully tiled walls and floor. Ladder style central heating radiator and UPVC double glazed velux window.

OUTSIDE

To the front of the property there is a flagged pathway with lawn either side leading to the front door. There is a tarmac driveway with electric car charging point and detached garage to the side of the property with electric roller door providing off road parking. To the rear of the property there is a flagged patio area with steps leading up to an attractive lawn.



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.