



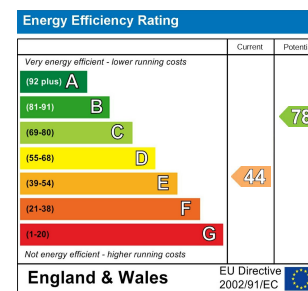
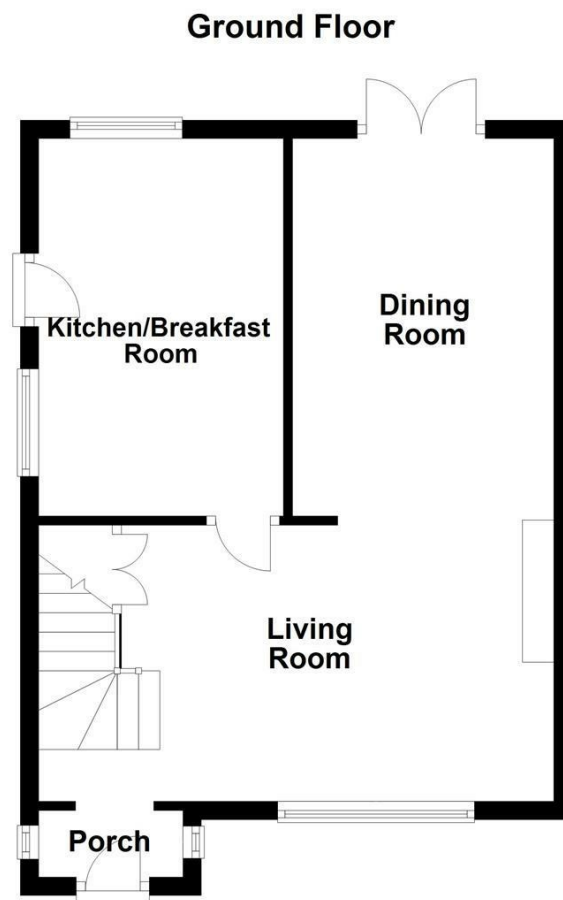
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14 Whinney Close, Streethouse, Pontefract, WF7 6DB

For Sale Freehold £190,000

Nestled into a cul-de-sac location in the Streethouse area of Pontefract is this three bedroom semi detached property benefiting from well proportioned accommodation throughout including three good size bedrooms, modern fitted kitchen and shower room/w.c. Ample off road parking and this property is certainly not one to be missed.

The accommodation briefly comprises of porch, living room with stairs to the first floor landing, kitchen breakfast room, dining room and to the first floor there are three bedrooms and the shower room/w.c. (bedroom two is accessed through bedroom one). To the front of the property there is a slight planted area, but mostly a concrete driveway providing off road parking for several vehicles. The driveway runs down the side of the property under a carport to the single detached garage with separate side access door. The lawned rear garden has pebbled and planted features and a raised decked patio area perfect for outdoor dining and entertaining purposes with timber canopy and summerhouse. Beyond the garden is the cricket fields for an ideal view.

Streethouse is ideal for a range of buyers as it is ideally located for shops and schools, which can be found in walking distance. Slightly further afield in neighbouring towns and cities such as Featherstone, Pontefract and Wakefield there are larger facilities available. Streethouse has its own train station and is on local bus routes.

An early viewing is highly advised.

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*

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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

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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

ENTRANCE PORCH

UPVC front entrance door with stained and frosted glass panes leading to the entrance porch. Opening through to the living room, central heating radiator, two timber framed double glazed frosted windows.

LIVING ROOM

18'6" x 9'10" [5.64m x 3.02m]

Coving to the ceiling, stairs to the first floor landing with understairs storage, opening through to the dining room, door to the kitchen breakfast room, central heating radiator, timber framed double glazed window to the front. Electric fireplace with marble hearth, surround and ornate mantle surround.



DINING ROOM

9'1" x 14'0" [2.79m x 4.28m]

UPVC double glazed French doors to the rear garden, central heating radiator, coving to the ceiling, spotlighting to the ceiling.



KITCHEN BREAKFAST ROOM

13'6" x 8'8" [4.13m x 2.66m]

UPVC double glazed windows to the side and rear, composite door with frosted glass panes to the side. Central heating radiator. A range of modern wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, laminate splashback, four ring gas hob with extractor hood over, integrated oven, integrated washing machine, integrated undercounter fridge and freezer, breakfast bar with laminate work surface over.



FIRST FLOOR LANDING

Coving to the ceiling, UPVC double glazed window to the side, doors to bedroom three, bedroom one and the shower room/w.c.

BEDROOM ONE

9'10" x 8'9" [3m x 2.69m]

Opening into bedroom two. Fitted wardrobes with sliding mirrored doors, UPVC double glazed window to the rear across the cricket field. Coving to the ceiling.



BEDROOM TWO

8'8" x 8'11" [2.65m x 2.72m]

UPVC double glazed window to the front, coving to the ceiling.

BEDROOM THREE

6'7" x 8'9" [2.02m x 2.69m]

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

SHOWER ROOM/W.C.

5'2" x 7'8" [1.58m x 2.36m]

Frosted UPVC double glazed window to the front, chrome ladder style central heating radiator, low flush w.c., ceramic wash basin built into storage unit with storage below and mixer tap. Shower cubicle with main fed overhead shower and shower head attachment with shower screen. Fully tiled and coving to the ceiling.



OUTSIDE

To the front of the property the garden is low maintenance with planted bed area, however it does mainly have a concrete driveway providing off road parking for several vehicles, fully enclosed by walls and timber fencing with iron double gates providing access. The driveway leads under a carport to the garage at the rear. The single detached garage has side access door. The rear garden is mainly laid to lawn with pebbled and planted features throughout, has a summerhouse and it does incorporate a decked patio area perfect for outdoor dining and entertaining purposes with timber canopy over. The garden is fully enclosed by timber fencing with views of the cricket field to the rear.



COUNCIL TAX BAND

The council tax band for this property is B

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.