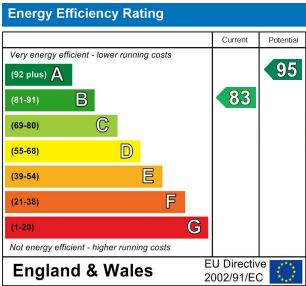


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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01977 798 844

8 Monckton Road, Pontefract, WF8 2FP

For Sale Freehold £270,000

Recently redecorated to a lovely standard, a well presented three bedroom detached family house with en suite to the main bedroom and low maintenance gardens, as well as off street parking and a garage.

With a modern gas fired central heating system and sealed unit double glazed windows, this comfortable detached family home is approached via a welcoming reception hall that has a guest toilet off to the side and built in cloaks cupboard. The main living room is situated to the rear of the house and is of good proportions with French doors leading straight out to the rear garden. The kitchen to the front is fitted with a good range of units with integrated appliances. To the first floor the principal bedroom has an en suite shower room with the two further well proportioned bedrooms being served by a family bathroom. Outside, the property has a small low maintenance area to the front as well as driveway parking leading to the garage. To the rear there is a much larger garden, designed for low maintenance with a broad patio sitting area, gravelled areas and raised beds.

The property is situated in this popular residential area on the fringe of the town of Pontefract within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the town centre which boasts railway stations and ready access to the national motorway network.

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## ACCOMMODATION

### RECEPTION HALL

Composite front entrance door, wood effect laminate flooring, central heating radiator, turn staircase to the first floor and built in cloaks cupboard.

### GUEST W.C.

4'11" x 3'3" [1.5m x 1.0m]

Fitted with a two piece white and chrome suite comprising low suite w.c. and pedestal wash basin. Central heating radiator and extractor fan.

### LIVING ROOM

15'1" x 14'5" [4.6m x 4.4m]

A large room with useful understairs cupboard, central heating radiator and continuation of the wood effect laminate flooring. Double French doors taking full advantage of the views over the back garden.



### DINING KITCHEN

12'1" x 7'10" [3.7m x 2.4m]

Fitted with an attractive range of wall and base units with contrasting dark laminate work surface over incorporating composite sink unit and built in oven with four ring stainless steel gas hob and filter hood over. Space and plumbing for a washing machine, integrated fridge/freezer and matching breakfast bar. Window to the front, central heating radiator and window to the front.

### FIRST FLOOR LANDING

Central heating radiator, built in overstairs linen cupboard and loft access hatch.

### BEDROOM ONE

11'9" x 8'6" [min] [3.6m x 2.6m [min]]

Window overlooking the back garden, central heating radiator and connecting door through to the en suite.



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

8'6" x 4'3" [2.6m x 1.3m]

Fitted with a three piece white and chrome suite comprising shower cubicle with Triton electric shower and glazed screen, pedestal wash basin and low suite w.c. Central heating radiator, electric shaver socket and extractor fan.

### BEDROOM TWO

10'2" x 8'6" [3.1m x 2.6m]

A second double bedroom with window to the front and central heating radiator.



### BEDROOM THREE

8'10" x 6'2" [2.7m x 1.9m]

Window overlooking the back garden and central heating radiator.

### FAMILY BATHROOM/W.C.

6'10" x 6'2" [max] [2.1m x 1.9m [max]]

Fitted with a modern white and chrome three piece suite comprising panelled bath, pedestal wash basin and low suite w.c. Central heating radiator, part tiled walls, frosted

window to the front, extractor fan and double central heating radiator.



### OUTSIDE

To the front the property has a neat garden with gravelled area for low maintenance and pathway to the front door. A driveway passes the side of the house providing off street parking space and leading up to the single garage. To the rear of the house there is a particularly attractive garden with lovely southerly aspect, designed specifically for low maintenance with large patio sitting area and gravelled beds and borders, as well as specimen raised beds.



### 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.