



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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|-----------------------------------|---|---------------------------------|
| WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022 |
| NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844 | |



37 Sotheron Croft, Darrington, Pontefract, WF8 3AR

For Sale Freehold £390,000

Located in a sought after area is this well maintained three bedroom detached bungalow, deceptively spacious from the front and benefitting from well proportioned accommodation, gated driveway parking, garage and attractive gardens.

The property briefly comprises entrance hall, living room, kitchen/dining room, conservatory, three bedrooms (bedroom one with en suite shower room) and bathroom/w.c. Outside to the front an iron gate provides access to the lawned garden with planted borders. Double iron gates provide access onto a block paved driveway leading to the single garage. To the rear is an enclosed lawned garden incorporating summerhouse, shed and paved patio area.

Darrington makes an ideal location for a range of buyers and for growing families looking to locate to the area its aptly placed for local schools, some of the best in the area and for families who enjoy idyllic walks the countryside setting is perfect. For those who travel for work the A1 motorway is only a short drive from the property and the property is on local bus routes to and from Pontefract as well as other towns and cities.

Offered to the market with vacant possession and no onward chain, a full internal inspection will reveal all that's on offer at this well maintained home that has been kept in good condition and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

6'9" x 14'4" [2.08m x 4.38m]

UPVC front entrance door, beams to the ceiling, central heating radiator and doors to three bedrooms, bathroom, kitchen/dining room and living room.

LIVING ROOM

20'11" x 10'11" [6.38m x 3.33m]

UPVC double glazed bow window to the front, two central heating radiators, beams to the ceiling, dado rail, an opening to the kitchen/dining and gas fireplace with stone hearth, stone surround and wooden mantle.

KITCHEN/DINING ROOM

11'1" x 20'11" [max] x 18'4" [min] [3.4m x 6.38m [max] x 5.6m [min]]

Range of wall and base units with laminate and tiled work surface over, integrated double oven with four ring gas hob and extractor hood above, integrated washing machine, integrated dishwasher and integrated under counter fridge.

UPVC double glazed windows and door to the conservatory, door to the entrance hall, two central heating radiators, beams to the ceiling and dado rail.

CONSERVATORY

9'4" x 9'1" [2.85m x 2.77m]

Surrounded by UPVC double glazed windows and UPVC rear door. Skylight, central heating radiator, power and light.

BEDROOM ONE

11'1" x 14'3" [max] x 10'3" [min] [3.38m x 4.35m [max] x 3.14m [min]]

Door to the en suite shower room, UPVC double glazed window to the rear, central heating radiator, fitted wardrobes and storage units.

EN SUITE SHOWER ROOM/W.C.

4'9" x 9'1" [1.45m x 2.78m]

Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and shower cubicle with electric shower. UPVC double glazed frosted window to the rear, spotlights to the ceiling, extractor fan and chrome ladder style radiator,

BEDROOM TWO

12'0" x 10'10" [3.66m x 3.31m]

Fitted wardrobes, dado rail, central heating radiator and UPVC double glazed window to the front.

BEDROOM THREE

7'4" x 6'5" [2.26m x 1.96m]

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

BATHROOM/W.C.

6'4" x 7'4" [max] x 5'4" [min] [1.94m x 2.25m [max] x 1.65m [min]]

Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and panelled bath with electric shower. UPVC double glazed frosted window to the rear, access to a storage cupboard housing the combi boiler and chrome towel radiator.

OUTSIDE

To the front, the property is laid to lawn incorporating planted borders with mature flowers and shrubs. There is an iron personnel gate leading through the garden to the front door. Attractive double iron gates open onto a block paved driveway, providing off road parking and leading to the single integral garage with electric up and over door. To the rear is a well kept mature, lawned garden incorporating paved patio area, perfect for outdoor dining and entertaining, with summerhouse and shed, fully enclosed by walls and timber fencing.

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.