



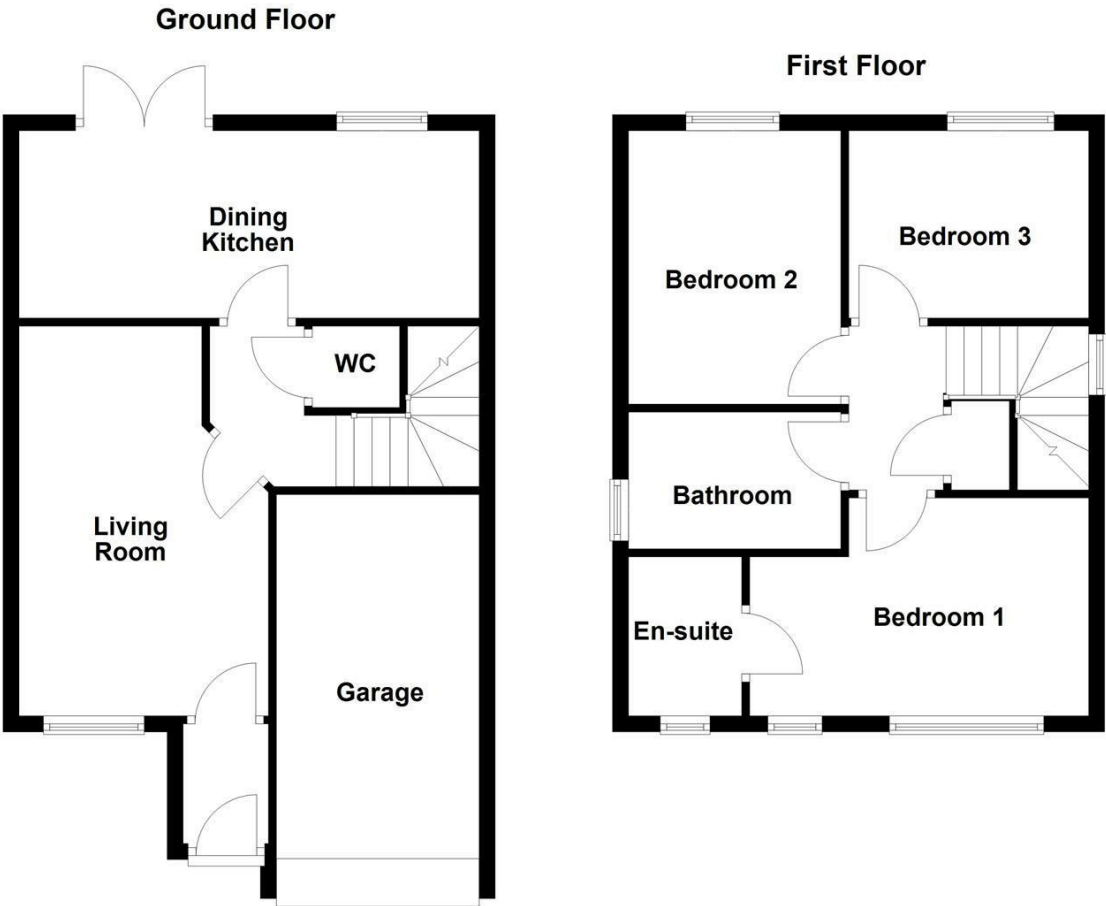
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

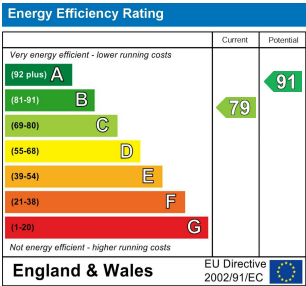


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



22 Holme Farm Way, Pontefract, WF8 3FB

For Sale Freehold £325,000

A well presented and deceptively spacious three bedroom detached family home with an en-suite to the main bedroom, a lovely garden to the rear and all situated in this highly desirable location.

With a gas fired central heating system and double glazed windows, this comfortable and attractively presented family home is approached via a welcoming entrance hall that leads through into a well proportioned living room. Spanning the entire rear of the house is a dining kitchen with French doors and windows overlooking the garden and views beyond. The inner hallway has a downstairs toilet completing the downstairs accommodation. To the first floor the principal bedroom has an en-suite shower room with the two further well proportioned bedrooms being served by a well appointed family bathroom. Outside the property has ample side by side parking to the front leading up to an integral single garage. To the rear of the house there is a lovely enclosed garden with a lawn, paved patio and established beds and borders.

The property is situated in this highly desirable area on the fashionable southern side of Pontefract within very easy reach of highly regarded schools and local facilities. A broad range of amenities are available in the nearby town centre of Pontefract which has three railway stations and ready access to the national motorway network.



ACCOMMODATION

ENTRANCE HALL

4'11" x 3'7" (1.5m x 1.1m)

Panelled front entrance door, central heating radiator, inner door to living room

LIVING ROOM

16'0" x 10'2" (max) (4.9m x 3.1m (max))

Window to the front, double central heating radiator, provision for a wall mounted television.

INNER HALLWAY

Central heating radiator, turn staircase to the first floor.

DOWNSTAIRS W.C.

4'11" x 2'11" (max) (1.5m x 0.9m (max))

Fitted with a two piece white and chrome cloakroom suite comprising of a wall mounted wash basin and low suite W.C.. Central heating radiator, extractor fan.

DINING KITCHEN

18'8" x 7'6" (5.7m x 2.3m)

French doors and window to the rear. Fitted with

an attractive range of wood effect wall and base units with contrasting dark laminate worktops and upstands incorporating a stainless steel sink unit. Stainless steel four ring gas hob with filter hood over, built in oven, space for a tall fridge freezer, space and plumbing for a washing machine, integrated dishwasher. To the adjoining dining area there is a central heating radiator and French doors to the rear.

FIRST FLOOR LANDING

Loft access point, built in linen cupboard.

BEDROOM ONE

13'9" x 9'6" (max) (4.2m x 2.9m (max))

Two windows to the front, central heating radiator.

EN-SUITE

6'10" x 4'7" (2.1m x 1.4m)

Frosted window to the front, part tiled walls. Fitted with a three piece white and chrome suite comprising of a wide shower cubicle with electric shower and glazed screen, pedestal wash basin and low suite W.C.. Central heating radiator, extractor fan.

BEDROOM TWO

11'1" x 8'10" (3.4m x 2.7m)

Window overlooking the back garden and views beyond. Central heating radiator.

BEDROOM THREE

9'10" x 7'10" (3.0m x 2.4m)

Further window to the rear, central heating radiator.

FAMILY BATHROOM

8'10" x 5'6" (2.7m x 1.7m)

Frosted window to the side, part tiled walls and floor, finished with a three piece white and chrome suite comprising of a panel bath with shower over and glazed screen, pedestal wash basin and low suite W.C.. Central heating radiator, extractor fan.

OUTSIDE

To the front the property has a double width driveway providing ample off street parking and leading up to the integral single garage. To the rear of the house there is a lovely enclosed garden with a paved patio sitting area, good sized lawn and an established beds and borders.

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.

EPC RATING

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

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.