



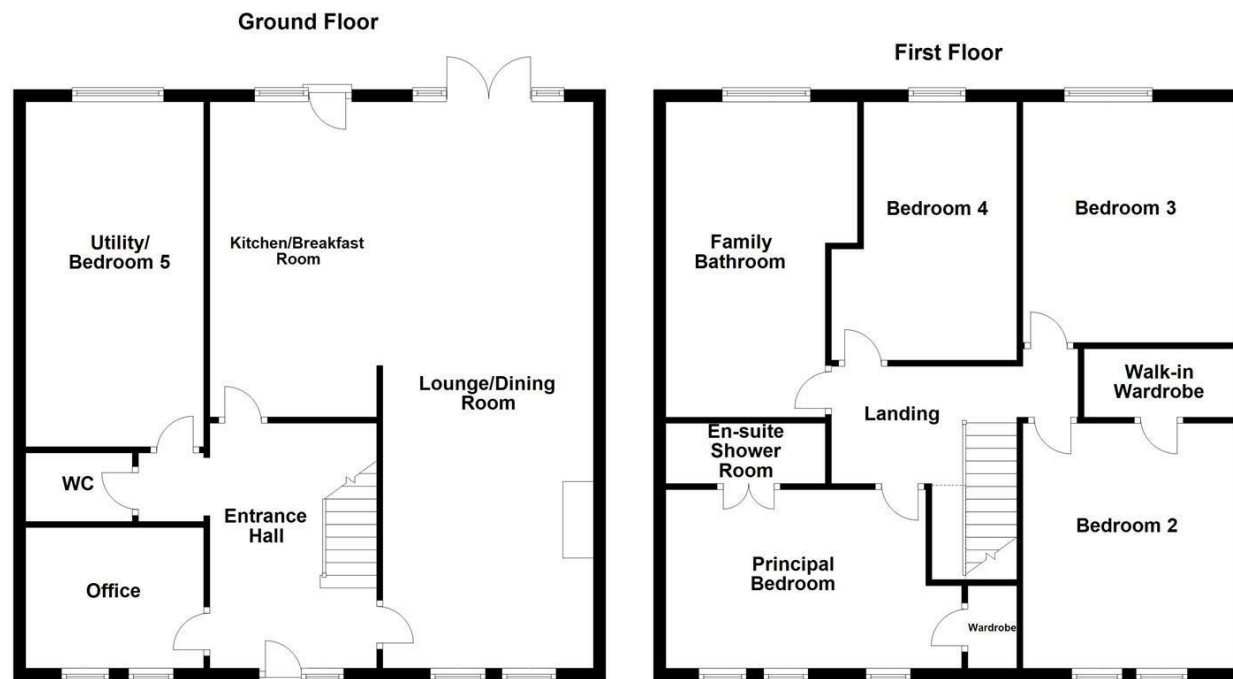
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



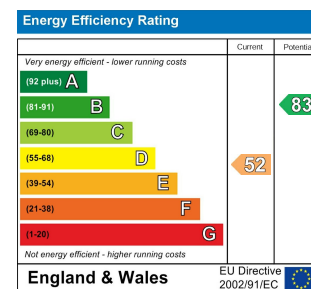
## Spinneys Edge Bankwood Road, Stapleton, Pontefract, WF8 3DE

For Sale Freehold £525,000

Nestled in a picturesque rural location on the outskirts of Pontefract is this superbly presented five bedroom stone built cottage incorporating a modern twist with traditional features including exposed beams. The property sits on a substantial sized plot with views surrounding.

The property briefly comprises of the entrance hall, lounge/dining room, kitchen/breakfast room, utility/bedroom five, downstairs w.c. and office. The first floor landing leads to four double bedrooms (the principal bedroom with en suite facilities) and main house bathroom/w.c. Outside, the front features a pebbled driveway for multiple vehicles, a pathway with lawn and planted areas, and an electric car charging port. A shared side driveway leads to a detached garage. The sizable rear garden includes a porcelain patio ideal for dining, a pizza oven with canopy, lawn, planted areas, trees, and is fully enclosed, offering woodland and rural views beyond.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



### 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



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



## ACCOMMODATION

### ENTRANCE HALL

13'1" x 8'11" [max] x 6'0" [min] [4.0m x 2.72m [max] x 1.85m [min]]

Timber framed front entrance door with window to the front, column central heating radiator, stairs to the first floor landing with understairs snug, spotlights and door to the office, downstairs w.c., utility/bedroom five, kitchen/breakfast room and lounge/dining room.

### LOUNGE/DINING ROOM

30'4" x 11'3" [max] x 10'1" [min] [9.27m x 3.43m [max] x 3.08m [min]]

UPVC double glazed window to the front and set of UPVC double glazed French doors with window panels to the rear garden. An opening to the kitchen/breakfast room, central heating radiator, herringbone style flooring, multi fuel burning stove with stone hearth, tiled surround and wooden mantle.

### KITCHEN/BREAKFAST ROOM

8'3" x 16'11" [2.54m x 5.16m]

Range of wall and base units with wooden work surface over, central island with matching work surface, ceramic 1 1/2 sink with Quooker tap, space and plumbing for a Range style cooker with built in extractor hood, integrated fridge/freezer and integrated dishwasher. Herringbone style flooring, UPVC door and window to the rear, spotlights and column central heating radiator.

### UTILITY/BEDROOM FIVE

18'6" x 9'6" [max] x 8'1" [min] [5.66m x 2.92m [max] x 2.47m [min]]

Range of modern wall and base units with laminate work surface over, inset sink with mixer tap, tiled flooring, central heating radiator, spotlights, UPVC double glazed window to the rear and set of fitted storage units with folding doors.

### W.C.

3'8" x 5'8" [1.12m x 1.74m]

Spotlights, extractor fan, column central heating radiator with built in towel radiator, wall mounted wash basin and high flush w.c.

### OFFICE

9'6" x 7'5" [2.92m x 2.27m]

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

### FIRST FLOOR LANDING

Spotlights and doors to four bedrooms and the house bathroom.

### PRINCIPAL BEDROOM

11'1" x 17'4" [max] x 14'7" [min] [3.4m x 5.3m [max] x 4.45m [min]]

UPVC double glazed windows to the front, central heating radiator, exposed beams to the ceiling and doors to a wardrobe and en suite shower room.

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

2'6" x 9'1" [0.78m x 2.77m]

Extractor fan, spotlights, ceramic wash basin with mixer tap and LED mirror, shower cubicle with electric shower and concealed cistern low flush w.c.

### BEDROOM TWO

11'3" x 13'7" [3.45m x 4.15m]

UPVC double glazed windows to the front, spotlights, column central heating radiator, exposed beams to the ceiling, fitted storage units and desk unit. Door to a walk in wardrobe.

### WALK IN WARDROBE

3'8" x 8'1" [1.12m x 2.47m]

### BEDROOM THREE

12'5" x 8'7" [3.8m x 2.62m]

Fitted wardrobes with sliding doors, exposed beams to the ceiling, spotlights, UPVC double glazed window to the rear and column central heating radiator.

### BEDROOM FOUR

12'11" x 9'11" [max] x 8'2" [min] [3.95m x 3.04m [max] x 2.51m [min]]

UPVC double glazed window to the rear, loft access, exposed beams to the ceiling and column central heating radiator.

### BATHROOM/W.C.

16'0" x 10'6" [max] x 8'9" [min] [4.89m x 3.21m [max] x 2.68m [min]]

Shower cubicle with electric shower, low flush w.c., bidet, pedestal wash basin and bath with mixer tap and shower head attachment. UPVC double glazed frosted window to the rear, spotlights, central heating radiator, exposed beams to the ceiling, extractor fan, fitted storage and partially tiled.

### OUTSIDE

To the front of the property is a pebbled driveway providing off road parking for several vehicles. Paved steps lead to a further pebbled pathway to the front door incorporating lawned area with planted features and electric car charging port. There is a right of access down the shared driveway running down the side of the property leading to the detached garage with manual up and over door [5.31m x 3.14m]. To the rear is a sizable lawned garden incorporating porcelain patio area, perfect for outdoor dining and entertaining, pizza oven with canopy over, planted features and trees, fully enclosed by timber fencing and walls. Beyond the garden is woodland and rural views.

### 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.