



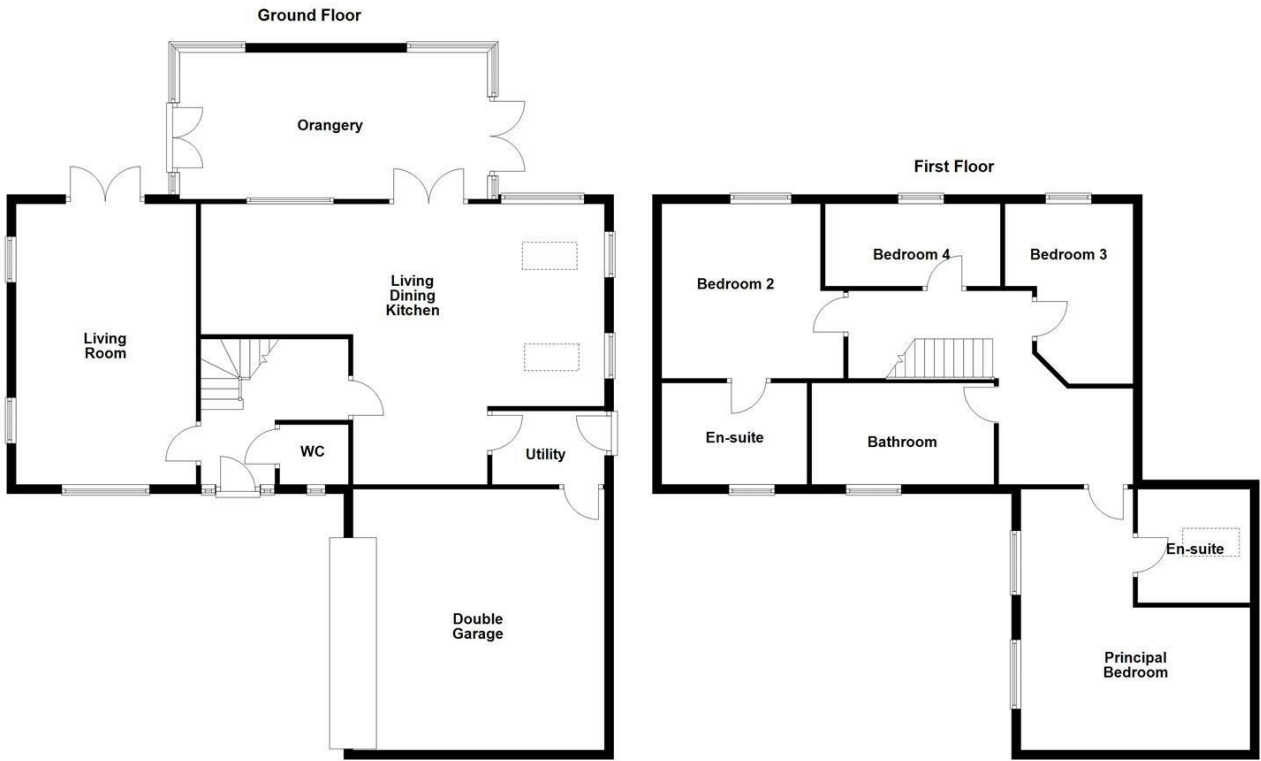
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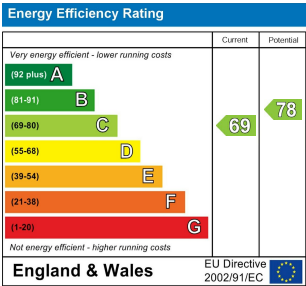


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## Stone Croft Court, Oulton, Leeds, LS26 8GA

### For Sale Freehold £875,000

Presented to a fantastic standard, a substantial four bedroom detached family home with two en suites and set on an impressive plot that extends to around 0.22 acres.

With a gas fired central heating system and recently replaced double glazed windows as well as reverse cycle air conditioning units, this high specification home is finished to a lovely standard and offers deceptively spacious accommodation in a most enviable location. A welcoming reception hall has a guest toilet off to the side and leads through into a well proportioned main living room that has French doors out to the rear. The practical hub of this lovely family home is a living dining kitchen fitted to an impressive standard with integrated appliances as well as a separate utility room. In addition, built onto the rear is an expansive orangerie ideal for entertaining and leading straight out into the gardens. The first floor presents a principal bedroom suite with an en suite bathroom as well as a second double bedroom with a further en suite bathroom. The two final bedrooms are both served by a well appointed family bathroom. Outside, the property has a sweeping gated driveway that passes a large lawned garden and leads up to a parking area in front of the integral double garage. Further more private secluded gardens lie to the side and the rear of the house and are ideal for outside entertaining.

The property is situated in something of a back water position, close to the good range of local shops, schools and recreational facilities offered by the centre of Oulton.

Oulton itself is ideally placed for ready access for the surrounding busy centres of Leeds and Wakefield, as well as having ready access to the national motorway network for those looking to travel further afield.

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ACCOMMODATION

RECEPTION HALL

10'5" x 10'5" (max) [3.2m x 3.2m (max)]

Composite front entrance door with side screens, turn staircase to the first floor with bespoke storage cupboards under, central heating radiator.

GUEST TOILET

4'11" x 4'3" [1.5m x 1.3m]

Frosted window to the front, part tiled walls. Fitted with a two piece white and chrome cloakroom suite comprising of a low suite W.C. and pedestal wash basin. Central heating radiator.

LIVING ROOM

20'0" x 12'9" [6.1m x 3.9m]

Windows to the front and side, French doors out to the decked patio to the rear. Double central heating radiator and provision for a wall mounted television.

LIVING DINING KITCHEN

LIVING AREA

18'0" x 9'10" [5.5m x 3.0m]

Full height bank of fitted kitchen units with twin full height fridge freezers, two NEFF fan ovens, steam oven and integrated combination microwave.



DINING AREA

10'5" x 9'2" [3.2m x 2.8m]

Window to the orangery, two central heating radiators, provision for a wall mounted television.



KITCHEN AREA

13'5" x 7'2" [4.1m x 2.2m]

Windows to the side and rear, Velux roof lights set into the voluted ceiling for additional natural light. A further range of kitchen units have butchers block solid wood worktops incorporating a inset stainless steel sink unit and a stainless steel five ring gas hob with a matching stainless steel splashback and a filter hood over, integrated dishwasher.

ORANGERY

21'11" x 10'5" [6.7m x 3.2m]

Windows to all sides, Velux roof lights for additional natural light, two sets of French doors out to the garden. Provision for a wall mounted television and cycle air conditioning units.

UTILITY ROOM

8'2" x 5'2" [2.5m x 1.6m]

External door to the side, central heating radiator, further range of fitted kitchen units with butchers block solid wood worktops and space and plumbing for a washing machine and tumble dryer. Internal door through to the integral garage.

DOUBLE GARAGE

18'8" x 17'8" [5.7m x 5.4m]

Wide up and over door to the front. Housing the boiler as well as the hot water cylinder.

FIRST FLOOR LANDING

Central landing with central heating radiator. Doors to four bedrooms and the house bathroom.

BEDROOM ONE

14'9" x 10'2" + 8'10" x 8'6" [4.5m x 3.1m + 2.7m x 2.6m]

Two windows to the front, two central heating radiators plus an air conditioning cassette. Full width range of fitted wardrobes with three sets of double doors. Provision for a wall mounted television. Door to en suite.



EN SUITE

8'6" x 8'2" [2.6m x 2.5m]

Velux window set into the sloping ceiling to the rear, fitted with a four piece suite comprising of a wide bath, separate shower cubicle, vanity wash basin and low suite W.C. with concealed cistern. Part tiled walls and floor, heated towel rail. Extractor fan, loft access point.



BEDROOM TWO

12'5" x 11'9" [3.8m x 3.6m]

Window to the rear, central heating radiator, air conditioning cassette and three double fronted fitted wardrobes. Provision for a wall mounted television.

EN SUITE

10'5" x 7'6" [3.2m x 2.3m]

Frosted window to the front, part tiled walls and floor. Fitted with a four piece suite comprising of a panel bath, separate shower cubicle with glazed screen, vanity wash basin with cupboards under and low suite W.C. with a concealed cistern. Electric shaver socket, central heating radiator, extractor fan.

BEDROOM THREE

12'9" x 9'6" (max) [3.9m x 2.9m (max)]

Window overlooking the rear, central heating radiator.

BEDROOM FOUR

12'5" x 5'10" [3.8m x 1.8m]

Window to the rear, central heating radiator.

FAMILY BATHROOM

12'9" x 6'6" [3.9m x 2.0m]

Frosted window to the front, part vinyl panelled wall. Fitted with a white and chrome three piece suite comprising of a panel bath with twin head shower over, vanity wash basin with cupboards under and low suite W.C. with concealed cistern. Chrome ladder style heated towel rail, extractor fan.



OUTSIDE

The property is approached via a sweeping driveway with automated gates and passes are large lawned garden with parking spaces up to a driveway in front of the house that leads up to the integral double garage. To the side and rear of the house there is a lovely enclosed garden area with secluded sitting and entertaining areas.



COUNCIL TAX BAND

The council tax band for this property is F.

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.