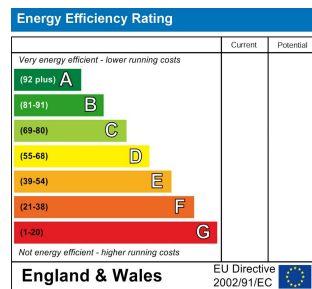


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



25 Cricketers Close, Ackworth, Pontefract, WF7 7PW

For Sale Freehold £320,000

A thoughtfully updated and beautifully presented three bedroom detached family home with bi folding doors to the rear taking full advantage of the far reaching country views to the rear.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and attractively presented contemporary style three bedroom home is approached via a welcoming entrance hall that leads through into a good sized living room which has bi folding doors spanning the rear, taking full advantage of the far reaching views, as well as having a contemporary style wood burning stove and provision for a wall mounted television. The living room is open through into a dining room with a bay window to the front as well as having a breakfast bar through to the extended kitchen to the side. To the first floor landing the principal bedroom is situated to the rear to take advantage of the views with two further well proportioned bedrooms at the front of the house. The bathroom has been refitted to an enviable standard with a modern white and brass suite. Outside, the property has side by side block paved parking to the front leading up to a useful outside store with up and over door to the front. The principal gardens lie round to the rear of the house where there is a superb decked sitting area stepping down to a level lawn with further tiled and decked sitting areas as well as a drinks shed. The whole of the rear of the property takes full advantage of the far reaching views over the open countryside to the rear.

The property is situated towards the head of a cul-de-sac, tucked away in an enviable position on the fringe of the village, yet within very easy access of the good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centre of Pontefract which has ready access to the national motorway network and has it's own railway stations.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, part dado panelling. Stairs to first floor landing.

LIVING ROOM

19'4" x 14'9" [max] [5.9m x 4.5m [max]]

Full width bi-folding doors to the decked sitting area, contemporary style wood burning stove, provision for a wall mounted television, concealed understairs storage area, openings to the adjoining dining room and the kitchen.

DINING ROOM

8'10" x 7'2" [2.7m x 2.2m]

Bay window to the front, central heating radiator, former fire place.



KITCHEN

17'8" x 7'6" [5.4m x 2.3m]

Opening and breakfast bar to the living room. UPVC double glazed window to the rear, central heating radiator. Fitted with a contemporary style range of wall and base units with marble worktops and herringbone tiled splashback, incorporating a Belfast style sink unit, four ring induction hob with filter hood over, built in oven and combination microwave, space for side by side American style fridge freezer, integrated dishwasher.

FIRST FLOOR LANDING

UPVC double glazed window to the side, over stairs linen cupboard housing boiler. Doors to three bedrooms and bathroom.

BEDROOM ONE

13'5" x 8'6" [4.1m x 2.6m]

UPVC double glazed window to the rear taking full advantage of the fantastic views, panelled wall, central heating radiator.



BEDROOM TWO

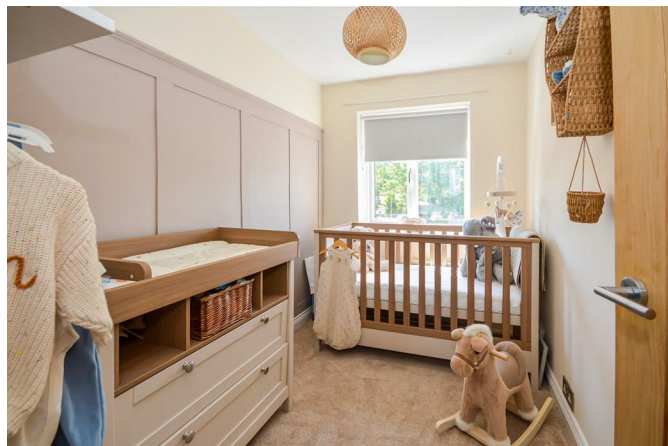
12'9" x 8'6" [3.9m x 2.6m]

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

BEDROOM THREE

9'10" x 6'2" [3.0m x 1.9m]

UPVC double glazed window to the front, panelled wall, central heating radiator.



BATHROOM

6'2" x 6'2" [1.9m x 1.9m]

Frosted UPVC double glazed window to the rear, central heating radiator. Fitted to a fantastic standard with tiled walls, tiled floor and a three piece white and brass suite. Comprising of a panelled double ended bath with twin head shower over and glazed screen, vanity wash basin with drawers under, low suite W.C. with concealed cistern. Extractor fan.



OUTSIDE

To the front of the property is a double width block paved driveway together with a further garden area to the side. The driveway leads up to a useful outdoor store room with an up and over door. The principal gardens lie to the rear of the house with a fantastic composite decked sitting area, stepping down to a well tendered level lawn with raised beds and borders beyond which is a tiled patio sitting area and a further composite decked sitting area with drinks shed.



COUNCIL TAX BAND

The council tax band for this property is C.

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.