



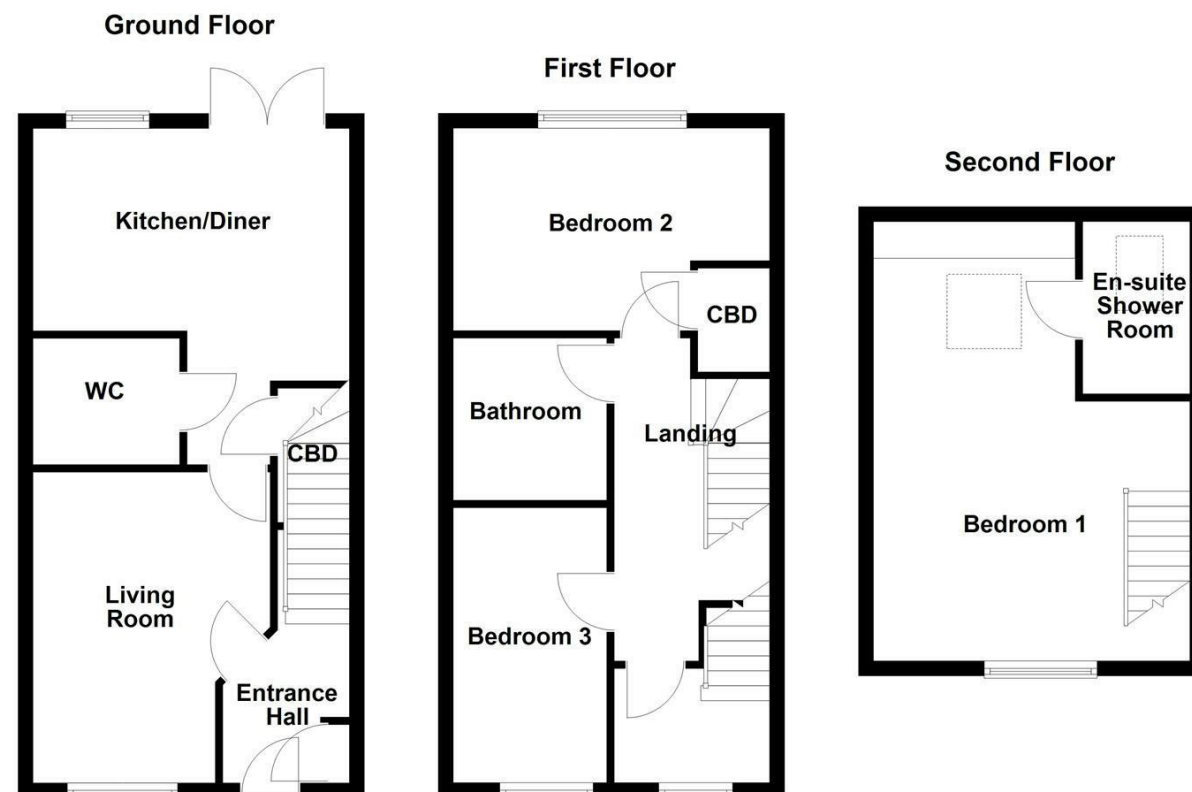
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28 Castle Crescent, Pontefract, WF8 2FX

For Sale Freehold £275,000

Located on this modern development is this three bedroom semi detached house with spacious accommodation spanning over three floors benefitting from zone controlled heating, driveway parking and an attractive larger than average garden.

The property briefly comprises of the entrance hall, living room, modern fitted kitchen/diner and spacious downstairs w.c. The first floor landing leads to two bedrooms and house bathroom. A further set of stairs leads to bedroom one located on the second floor with en suite facilities. Outside to the front is a driveway for two vehicles and paved pathway with planted buffer garden. To the rear is an enclosed garden mainly laid to lawn with paved patio and timber decked patio area, perfect for al fresco dining.

The property is situated on the outskirts of Pontefract, close to local amenities and good schools, as well as local bus routes nearby to Castleford and Pontefract. The M62 motorway links are only a short distance away, perfect for those looking to commute further afield.

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

IMPORTANT NOTE TO PURCHASERS

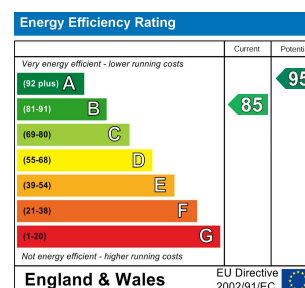
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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,
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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



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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.

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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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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing and door to the living room.

LIVING ROOM

10'5" [max] x 8'0" [min] x 13'8" [3.19m [max] x 2.46m [min] x 4.17m]
UPVC double glazed window overlooking the front aspect, central heating radiator and door providing access into the kitchen/diner.



KITCHEN/DINER

Range of modern high gloss wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and cooker hood. Integrated fridge/freezer, integrated dishwasher,

extractor fan, central heating radiator, matching cupboard housing the boiler, UVPC double glazed window and French doors to the extensive rear garden. Doors to an understairs storage cupboard and large downstairs w.c.



W.C.

6'10" x 5'6" [2.10m x 1.68m]
Laminate work surface with wash basin and fixed shelving, low flush w.c., central heating radiator, extractor fan and cupboard housing the washing machine.

FIRST FLOOR LANDING

Central heating radiator, doors to two bedrooms, house bathroom and stairs to bedroom one located on the second floor.

BEDROOM TWO

9'2" x 10'5" [min] x 14'0" [max] [2.81m x 3.18m [min] x 4.27m [max]]
UPVC double glazed window overlooking the rear elevation, central heating radiator and door to large storage cupboard (which could be used as a wardrobe).



BEDROOM THREE

6'10" x 11'8" [2.10m x 3.57m]
UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.

6'7" x 7'1" [2.03m x 2.18m]
Three piece suite comprising panelled bath with mixer tap, wall hung wash basin with mixer tap and low flush w.c. Central heating radiator and extractor fan.

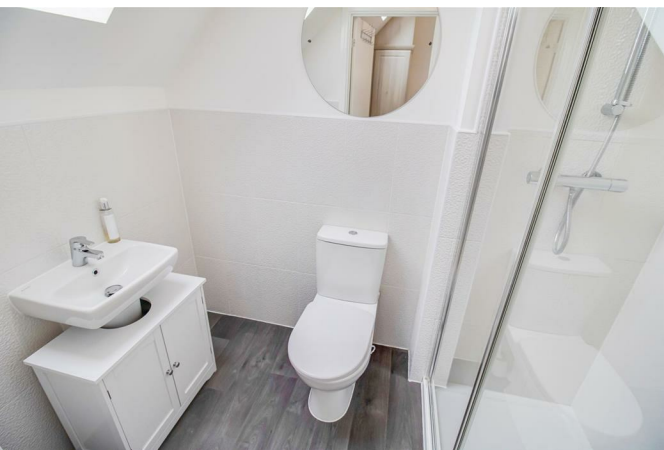
BEDROOM ONE

13'10" [max] x 8'11" [min] x 18'6" [4.22m [max] x 2.72m [min] x 5.64m]
UPVC double glazed window overlooking the front elevation, a range of fitted wardrobes, UPVC double glazed velux window with built in blind and door providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'8" x 7'6" [1.43m x 2.30m]
Modern three piece suite comprising pedestal wash basin with mixer tap, low flush w.c. and large shower cubicle with mixer shower. Extractor fan, UPVC double glazed velux window and central heating radiator.



OUTSIDE

To the front is a double driveway providing off road parking for two vehicles and paved pathway to the front door and planted buffer garden. To the rear is a pleasant larger than average lawned garden incorporating paved patio area and timber decked patio area, perfect for entertaining and dining purposes with timber wooden pergola over.



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.

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.