



WAKEFIELD
01924 291 294

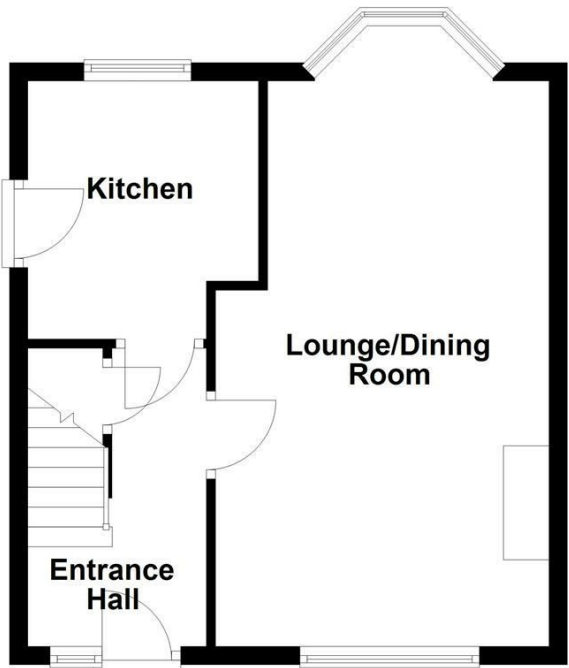
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

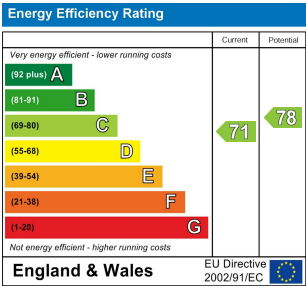


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



25 Sotheron Croft, Darrington, Pontefract, WF8 3AR

For Sale Freehold Offers Over £255,000

Located in the highly sought after village of Darrington within the Pontefract district, is this beautifully presented three bedroom semi detached home. Benefitting from a contemporary fitted kitchen, front and rear gardens, and ample off road parking, this property is certainly not to be missed.

The accommodation comprises an entrance hall with stairs leading to the first floor, useful under stairs storage, and access to the lounge/dining room and the kitchen, which opens to the side of the property. Upstairs, the landing provides loft access and leads to three well proportioned bedrooms along with a modern family shower room. Outside, the front garden includes a planted flower border and a concrete driveway providing off road parking for two to three vehicles, continuing along the side of the home. The frontage is enclosed with a timber fence and wall surround, adding to the property's kerb appeal. The rear garden is predominantly laid to lawn, complemented by planted borders, railway sleeper edging, and a stone paved patio, ideal for outdoor dining and entertaining. The garden is fully enclosed with fencing and walls, with space for a shed.

Darrington is a prime location for a variety of buyers, whether first time purchasers, small families, or professional couples. Local amenities, including shops, pubs, and highly regarded primary schools, are within walking distance. Excellent transport links are also nearby, with local bus routes, three train stations within easy reach, and close proximity to the A1 motorway, offering convenient connections to the wider M1 and M62 networks for commuters. The village itself is renowned for its scenic countryside, providing picturesque walks and a peaceful environment.

This delightful home truly must be viewed to be fully appreciated. Early viewing is strongly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Front entrance door with frosted and stained glass pane, central heating radiator, access to an understairs storage cupboard. Doors to the lounge/dining room and the kitchen.

LOUNGE/DINING ROOM

24'0" x 12'0" [max] x 5'1" [min] [7.32m x 3.66m [max] x 1.55m [min]]
Two UPVC double glazed windows to the front and rear, two central heating radiators.



KITCHEN

8'5" x 9'1" [max] x 7'4" [min] [2.58m x 2.78m [max] x 2.26m [min]]
UPVC double glazed window to the rear, composite side door with frosted and stained glass panel, central heating radiator. Fitted with a range of modern wall and base shaker style units

with laminate work surfaces over, inset composite sink with mixer tap and tiled splashback. Space for electric cooker with stainless steel extractor hood above, plumbing for washing machine and slimline dishwasher, plus integrated fridge freezer and integrated microwave.

FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access. Doors to three bedrooms and the shower room.

BEDROOM ONE

3.35m x 3.67m
UPVC double glazed window to the front, central heating radiator, a range of fitted wardrobes and storage units.



BEDROOM TWO

13'5" x 12'0" [max] x 5'1" [min] [4.10m x 3.67m [max] x 1.55m [min]]
UPVC double glazed window to the rear and central heating radiator.



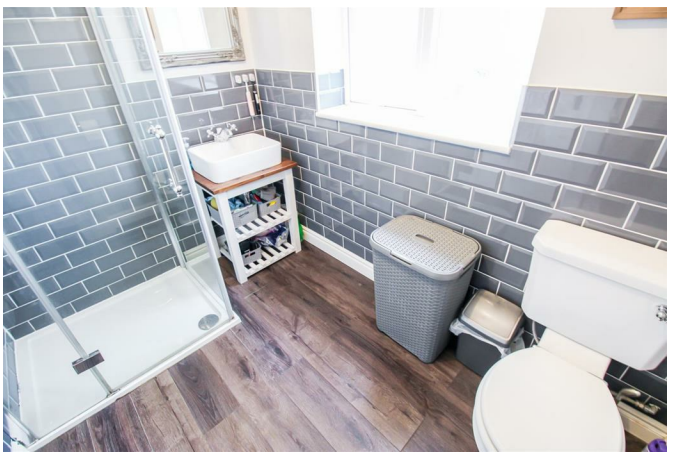
BEDROOM THREE

6'10" x 6'5" [max] x 2'11" [min] [2.10m x 1.97m [max] x 0.90m [min]]
UPVC double glazed window to the front, central heating radiator, bulkhead.



SHOWER ROOM

8'4" x 5'10" [2.55m x 1.8m]
Frosted UPVC double glazed window to the rear, ladder style central heating radiator, extractor fan, half tiled walls in a brick formation. Low flush W.C., ceramic wash basin built into a storage unit with mixer tap and shower cubical with mains fed shower and glass shower screen.



OUTSIDE

The front garden is mainly laid to lawn with a planted border incorporating mature flowers, enclosed by a wall and timber fencing. A concrete driveway provides off road parking for two to three vehicles and leads down the side of the property. The rear garden is mainly laid to lawn with planted borders incorporating railway sleepers and a stone paved patio area, ideal for outdoor entertaining. The garden is enclosed by walls and fencing, with space for a 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.