



WAKEFIELD
01924 291 294

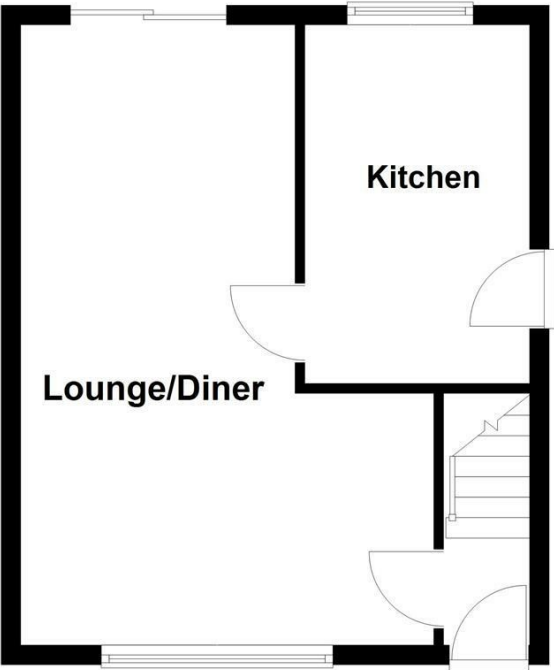
OSSETT
01924 266 555

HORBURY
01924 260 022

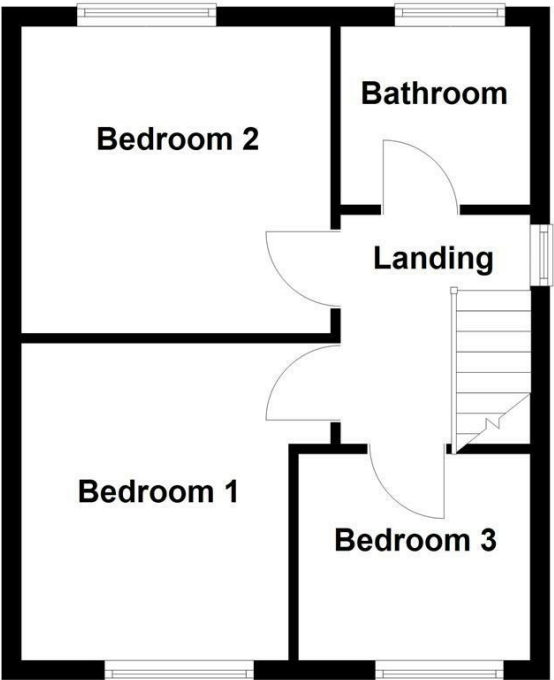
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

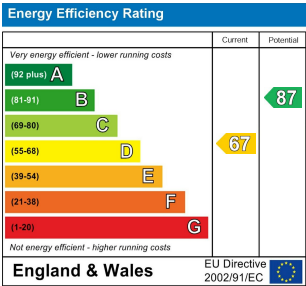


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



43 Westbourne Crescent, Pontefract, WF8 4JU

For Sale Freehold £180,000

Proudly introduced to the market is this beautifully presented three bedroom semi detached property, ideally situated in the popular town of Pontefract. Boasting a true turnkey move-in condition, a double driveway, and a spacious rear garden, this delightful home is perfectly suited to first time buyers and young families alike.

The accommodation briefly comprises an entrance hall with a staircase to the first floor landing and access to the bright and airy open-plan lounge diner, featuring an electric fireplace and UPVC sliding doors opening onto the rear garden. The modern kitchen is fitted with a range of integrated appliances, completing the ground floor. To the first floor, there are two generous double bedrooms, a good sized single bedroom and a stylish three piece family bathroom. Externally, the property benefits from a block-paved double driveway to the front, with a matching pathway leading to the enclosed rear garden, attractively arranged over three tiers and fully fenced, providing a secure and private outdoor space ideal for families.

Perfectly located just a short distance from Pontefract town centre, the property enjoys easy access to a range of local shops, amenities, and well regarded schools, as well as excellent transport links via both Monkhill and Tanshelf train stations.

A viewing is highly recommended to fully appreciate the quality and space this impressive home has to offer.



ACCOMMODATION

ENTRANCE HALL

UPVC front door, there is a staircase leading to the first floor landing and access into the open plan lounge diner.

LOUNGE DINER

20'9" x 9'2" [min] x 13'10" [max] [6.35m x 2.81m [min] x 4.23m [max]]

UPVC double glazed window facing the front elevation, carpet flooring, an electric fireplace with surround. UPVC double glazed sliding doors leading out to the rear elevation garden and access into the kitchen.



KITCHEN

12'0" x 7'6" [3.67m x 2.30m]

A range of wall and base units with laminate work surfaces, integrated cooker, space and plumbing for a washing machine, stainless steel sink with mixer tap and drainer, four-ring gas hob with extractor fan over, spotlights to the ceiling, and space for a fridge freezer. UPVC double glazed window overlooking the rear elevation, linoleum flooring and a UPVC door leading out to the side elevation.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, loft access, carpet flooring and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

10'7" x 6'6" [3.25m x 2.00m]

UPVC double glazed window to the front elevation, central heating radiator and carpet flooring.



BEDROOM TWO

10'3" x 10'4" [3.14m x 3.17m]

UPVC double glazed window to the rear elevation, central heating radiator and carpet flooring.



BEDROOM THREE

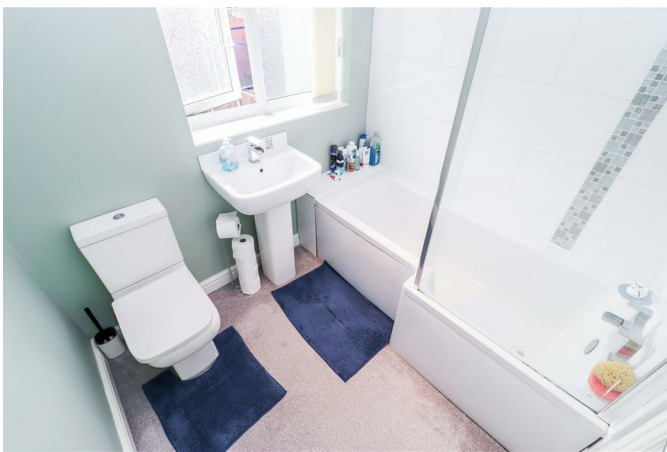
6'11" x 7'9" [2.12m x 2.38m]

UPVC double glazed window to the front elevation, central heating radiator and carpet flooring.

BATHROOM/W.C.

6'0" x 6'4" [1.83m x 1.94m]

Fitted with a low flush w.c., ceramic pedestal wash basin with mixer tap, and a panelled bath with hot and cold taps and shower attachment over. UPVC double glazed frosted window facing the rear elevation, carpet flooring and tiling from floor to ceiling.



OUTSIDE

The rear elevation garden is arranged across three levels. With the first tier being a flagged patio area, second tier is laid to lawn area with timber fencing enclosure. The top tier comprises of a timber decked seating area, perfect for outdoor dining and entertaining.



COUNCIL TAX BAND

The council tax band for this property is A.

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.