



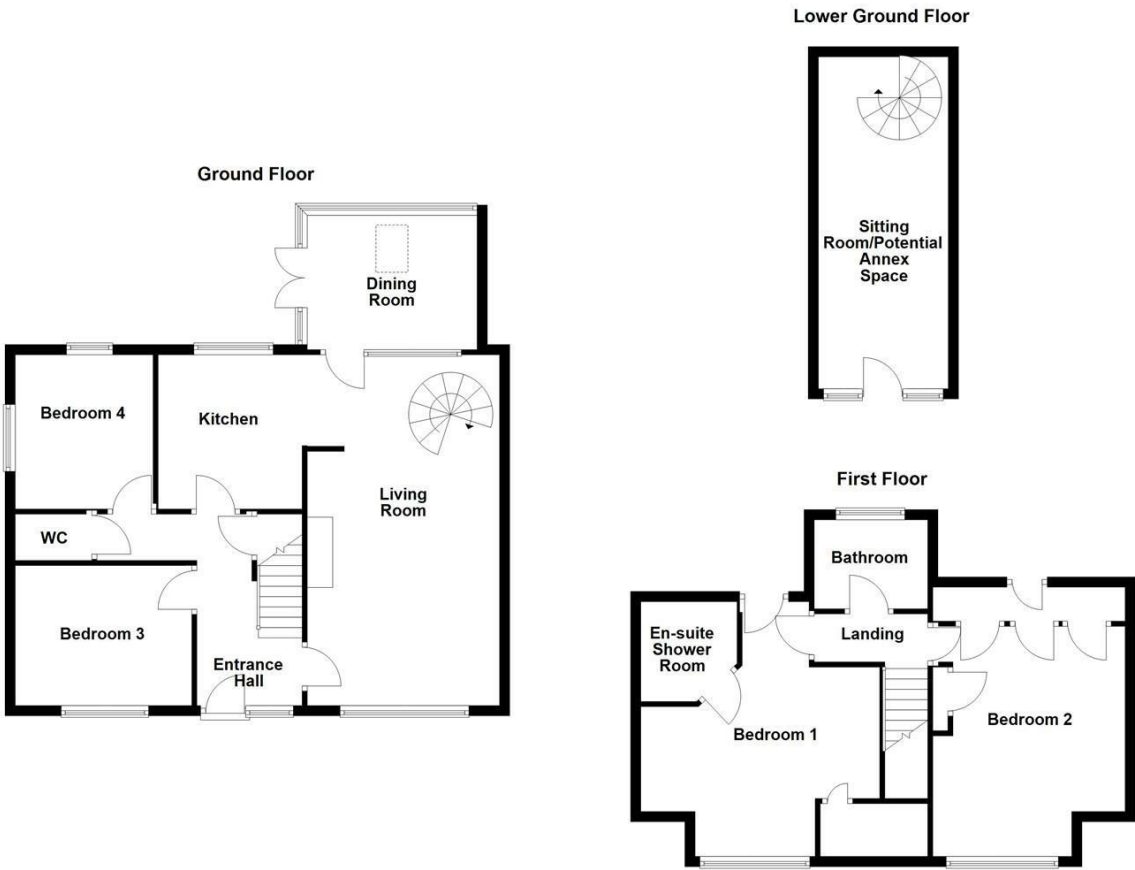
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

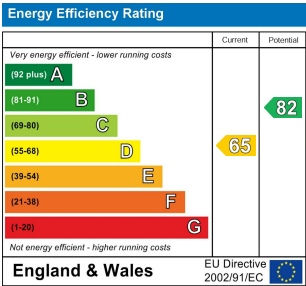


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



118 Field Lane, Upton, Pontefract, WF9 1DB

For Sale Freehold £265,000

Situated on the outskirts of Upton, this beautifully converted and extended four bedroom detached family home offers spacious and versatile accommodation, immaculately presented throughout. Set on a generous plot with both front and rear gardens, the property features four well proportioned double bedrooms, ample reception space, and a versatile lower ground floor sitting room, ideal as an annex, guest suite, or home office.

The accommodation briefly comprises a welcoming entrance hall with understairs storage, providing access to the living room, kitchen, downstairs w.c., and two ground floor bedrooms. The kitchen flows into the main living area, which in turn leads to the lower ground floor, benefiting from its own independent entrance and through to a dining room with doors opening to the rear garden. To the first floor, there is access to the loft, two further bedrooms including the principal suite with an en suite shower room, and a modern house bathroom. Externally, the front garden is attractively tiered with lawned sections, slate and planted features, and mature shrubs, complemented by a resin driveway providing off street parking for two vehicles and resin steps leading to the front entrance. The enclosed rear garden is mainly laid to lawn, featuring a patio area perfect for outdoor dining and entertaining, additional planted borders, and space for a timber shed, ideal for families with children or pets.

Ideally located within walking distance of local shops, schools, and amenities, and with excellent transport links to nearby towns including Hemsworth, Ackworth, and Pontefract, this property also provides convenient access to South Elmsall train station and the M1 and M62 motorway networks.

This outstanding family home offers space, flexibility, and quality, an early viewing is highly recommended to fully appreciate all that it has to offer.



ACCOMMODATION

ENTRANCE HALL

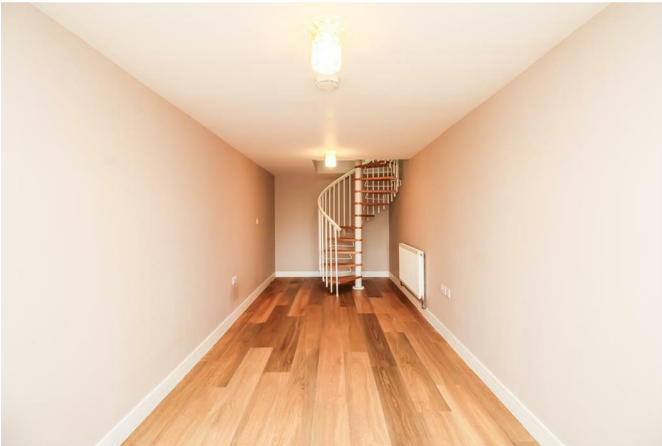
A composite front door with frosted glass pane. A frosted UPVC double glazed window to the front, central heating radiator, understairs storage and spotlighting. Doors lead to the living room, kitchen, downstairs w.c, two bedrooms with a staircase rising to the first floor landing.

LIVING ROOM

22'11" x 12'4" (max) and 4'8" (min) [7m x 3.78m (max) and 1.43m (min)]
Bright and inviting, with UPVC double glazed window to the front and another looking through into the dining room. Features include a spiral staircase descending to the lower ground floor, central heating radiator, decorative fireplace with slate hearth and wooden mantle and a composite door with double glazed panel leading into the dining room.

LOWER GROUND FLOOR - SITTING ROOM

A frosted and stained glass UPVC double glazed door. Spacious sitting area with UPVC double glazed windows to the front, a central heating radiator and a spiral staircase leading up to the living room on the ground floor.



DINING ROOM

10'7" x 8'7" [3.23m x 2.64m]
Surrounded by UPVC double glazed windows overlooking the rear garden and UPVC double glazed French doors with built in blinds opening onto the patio. Spotlighting, two skylights and a wall mounted electric heater.



KITCHEN

9'3" x 9'10" [2.83m x 3.02m]
Fitted with a range of modern shaker style wall and base units with laminate work surfaces, inset ceramic sink with mixer tap and drainer, laminate splashback, four-ring electric hob with stainless steel extractor hood, integrated oven and microwave, integrated fridge/freezer and space and plumbing for both washing machine and dishwasher. A UPVC double glazed window to the rear, spotlighting and an anthracite column central heating radiator.



W.C.

2'11" x 4'11" [0.91m x 1.52m]
A low flush WC and wash basin built into a vanity storage unit with mixer tap.

BEDROOM THREE

9'0" x 11'5" [2.75m x 3.48m]
A UPVC double glazed window to the front and a central heating radiator.

BEDROOM FOUR

9'11" x 8'11" [3.03m x 2.72m]
Two UPVC double glazed windows, one to the side and one to the rear along with a central heating radiator.

FIRST FLOOR LANDING

Loft access and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE

15'7" x 15'11" (max) and 6'11" (min) [4.75m x 4.86m (max) and 2.11m (min)]
A spacious principal bedroom featuring a UPVC double glazed window to the front, central heating radiator, two storage areas and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'8" x 7'4" (max) and 4'3" (min) [2.04m x 2.26m (max) and 1.3m (min)]
Spotlighting, extractor fan, chrome heated towel radiator, concealed system low flush w.c., ceramic wash basin built into a vanity unit, and a shower cubicle with mains fed overhead shower, hand attachment, glass screen and full wall tiling.



BEDROOM TWO

15'1" x 12'5" (max) and 7'9" (min) [4.6m x 3.81m (max) and 2.37m (min)]
Loft access, central heating radiator, UPVC double glazed window to the front, storage cupboard and built in wardrobes.



BATHROOM/W.C.

5'5" x 7'4" [1.67m x 2.25m]
Comprises a frosted UPVC double glazed window to the rear, chrome modern style central heating radiator, extractor fan, concealed system low flush w.c., ceramic wash basin with mixer tap and storage below, and a panel bath with mixer tap, mains fed overhead shower, hand attachment, glass screen and half tiling.



OUTSIDE

Externally the front garden is tiered, featuring lawns, planted and slate sections, and a resin driveway providing off-road parking for two vehicles. Resin steps lead up to the main front door, with mature shrubs throughout and access to both the lower and ground floor levels. The rear garden is mainly laid to lawn, incorporating a slate pebbled section and a paved patio area, ideal for outdoor dining and entertaining. Includes space for a garden shed and is fully enclosed by timber fencing.



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.