

#### 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

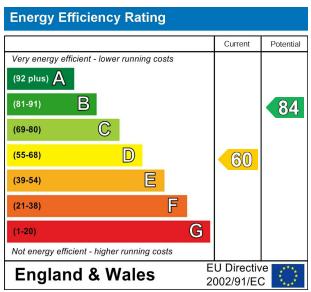
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*.

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.

## 15 Wood Moor Road, Hemsworth, Pontefract, WF9 4JR

**For Sale Freehold £245,000**

A fantastic opportunity to purchase this three bedroom detached family home, offering spacious accommodation and excellent outdoor space, ideally suited to family living. Offered to the market with no onward chain.

The property is entered via a generous entrance porch providing access to a useful understairs storage cupboard with fitted shelving, and leading through to a spacious dual aspect lounge diner. This welcoming reception space features a living flame effect gas fire set within a decorative stone surround and hearth, creating an attractive focal point. The kitchen is accessed from the dining area and includes a built-in pantry cupboard, with a separate utility room beyond providing access to the integral single garage, which benefits from an electric roller door, power and lighting. To the first floor, the landing leads to three well proportioned bedrooms and a modern three piece family bathroom incorporating a useful storage cupboard with fitted shelving. Bedroom one is further enhanced by fitted wardrobes and a matching dressing table. Externally, the property enjoys a double concrete driveway providing ample off road parking, alongside an attractive lawned front garden. Timber gates at either side of the property provide access to the rear garden, which features a paved patio area ideal for outdoor dining and entertaining, overlooking a generous lawned garden with a timber shed positioned in the corner. The garden is fully enclosed by timber fencing, offering a safe and private environment for families and pets.

Situated within the popular town of Hemsworth, the property is conveniently located close to local shops, schools and everyday amenities, with excellent transport links nearby.

An early viewing is highly recommended to fully appreciate the accommodation on offer.



## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door leads into the entrance hall with a UPVC double glazed frosted panel window to the front and side elevation, central heating radiator, staircase rising to the first floor landing, and doors providing access to a useful storage cupboard and the lounge diner. The lounge diner door also features timber sealed glazed frosted side panels, while the storage cupboard benefits from fixed shelving.

### LOUNGE DINER

12'3" [max] x 9'6" [min] x 22'2" [3.74m [max] x 2.90m [min] x 6.78m]

A spacious dual aspect reception room with laminate flooring, coving to the ceiling, two central heating radiators, and UPVC double glazed windows to both the front and rear elevations. A door provides access into the kitchen.



### KITCHEN

8'8" [max] x 8'2" [max] x 9'10" [2.65m [max] x 2.49m [max] x 3.01m]

Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks above. Steel sink and drainer, integrated oven and grill with separate four ring ceramic hob and glass splashback, central heating

radiator, coving to the ceiling, and a uPVC double glazed window overlooking the rear garden. Doors lead to a built-in pantry cupboard with fixed shelving and through to the separate utility room.



### UTILITY ROOM

7'3" x 9'0" [2.23m x 2.75m]

Laminate work surfaces with plumbing and drainage for a washing machine, space for an under counter dryer, and space for a freestanding fridge freezer. Central heating radiator, coving to the ceiling, UPVC double glazed window to the rear, and a UPVC double glazed door providing access to the rear garden. A further door provides internal access to the integral garage.



### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, loft access, and doors providing access to three bedrooms, the house bathroom, and a boiler cupboard.

### BEDROOM ONE

10'4" x 10'0" [3.16m x 3.07m]

Fitted wardrobes to one wall, fitted dressing table with drawers, central heating radiator, coving to the ceiling, and a UPVC double glazed window overlooking the front elevation.



### BEDROOM TWO

10'4" x 9'9" [3.16m x 2.98m]

Central heating radiator, coving to the ceiling, and a UPVC double glazed window overlooking the rear elevation.



### BEDROOM THREE

7'6" x 8'0" [2.29m x 2.44m]

Central heating radiator, coving to the ceiling, and a UPVC double glazed window overlooking the front elevation.

### HOUSE BATHROOM/W.C.

5'4" x 7'10" [1.64m x 2.39m]

Comprising a modern three-piece suite including panelled bath with mixer tap and shower over, pedestal wash basin with mixer tap, and low flush w.c. Fully tiled walls and flooring, ladder-style heated towel rail, wall mounted extractor fan, ceiling spotlights, and dual aspect UPVC double glazed windows to the side and rear elevations.



### OUTSIDE

To the front of the property is a double concrete driveway providing ample off road parking alongside an attractive lawned garden with planted borders. Pathways to both sides lead through timber gates into the rear garden. The enclosed rear garden features a paved patio seating area ideal for outdoor dining, water connection beneath the kitchen window, a lawned garden with paved pathway leading to a timber shed, and mature conifer and hedge boundaries with fencing to all sides for privacy.



### INTEGRAL GARAGE

7'11" x 16'7" [2.43m x 5.06m]

The integral single garage benefits from an electric roller door to the front along with power and lighting.

### 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.