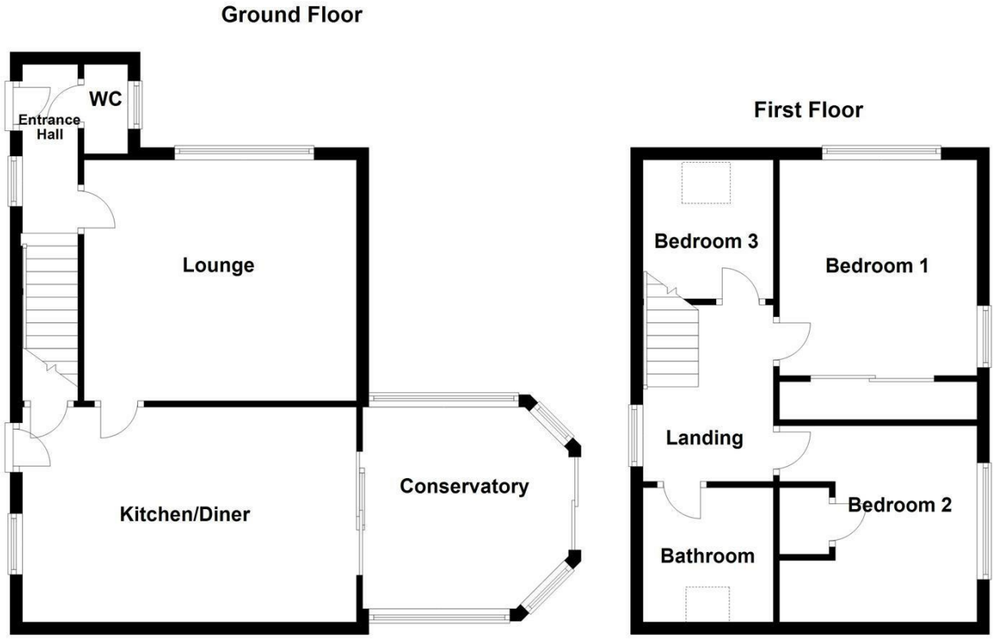
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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





7 Whinney Lane, Streethouse, Pontefract, WF7 6BY

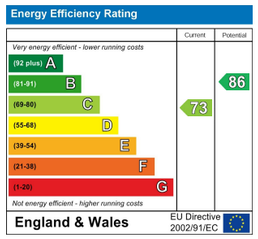
For Sale Freehold Offers Over £260,000

Deceptive from the front is this spacious and well appointed three bedroom detached family home with a benefit of a converted garage suitable for a variety of purposes such as those wishing to run a business from home, subject to consent.

With UPVC double glazing and central heating, the accommodation briefly comprises entrance hall with downstairs w.c. off, lounge, kitchen/diner and conservatory. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside, there are well maintained gardens surrounding the property ideal for entertaining and a driveway providing off street parking which leads to a garage store. The rear of the garage has now been converted and currently used as a beauty treatment room.

The property is well placed for access to a range of amenities including local shops, schools and bus routes found both close by and in neighbouring towns and cities such as Featherstone, Pontefract and Wakefield. There is also great access to transport links including Streethouse's own train station and the M62 motorway network a short distance from the property for those who look to travel further afield.

An ideal home for the growing family which deserves an early viewing to fully appreciate the accommodation on offer.



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.



ACCOMMODATION

ENTRANCE HALL
UPVC side entrance door, central heating radiator, spotlights, coving to the ceiling, UPVC double glazed frosted window to the side, staircase to the first floor landing and doors to downstairs w.c. and lounge. Decorative panelling and bench seat to one wall.

W.C.
Two piece suite comprising low flush w.c. and ceramic wash basin built onto a storage unit. UPVC double glazed frosted window to the side, central heating radiator and coving to the ceiling. Decorative panelling to the walls.

LOUNGE
13'4" x 12'10" (4.07m x 3.92m)
Feature fireplace with tile surround, marble hearth and wooden mantel. Fitted alcove units. UPVC double glazed windows to the front and side, coving to the ceiling, central heating radiator and door to the kitchen/diner.



KITCHEN/DINER
17'7" x 10'3" (5.37m x 3.14m)
Comprising a range of modern fitted shaker style wall and base units with work surface over incorporating a composite sink with mixer tap, integrated double oven and grill, four ring gas hob with filter hood over, space for an American-style fridge/freezer, plumbing for a washing machine, central heating radiator, coving to the ceiling, spotlights, UPVC double glazed window to the side, UPVC double glazed side entrance door and UPVC double glazed sliding patio doors to the conservatory.



CONSERVATORY
11'3" max x 10'10" (3.45m max x 3.31m)
UPVC double glazed windows and French doors out to the garden.

FIRST FLOOR LANDING
UPVC double glazed windows to the side, coving to the ceiling, spotlights, airing cupboard and loft access. Doors to three bedrooms and the house bathroom/w.c.

BEDROOM ONE
10'5" x 11'1" plus wardrobes (3.18m x 3.40m plus wardrobes)
Built-in wardrobes with sliding partially mirrored doors, UPVC double glazed windows to the front and side, central heating radiator.



BEDROOM TWO
10'6" x 10'3" (3.21m x 3.14m)
UPVC double glazed double glazed window to the side, sloping ceiling, central heating radiator and built-in storage.



BEDROOM THREE
7'5" x 6'8" (2.27m x 2.05m)
Double glazed Velux window to the front, sloping ceiling, small bulkhead and central heating radiator.

HOUSE BATHROOM/W.C.
6'7" x 5'6" (2.02m x 1.68m)
Three piece suite comprising panelled bath with mixer shower over, low flush w.c. and wall mounted wash basin. Fully tiled walls and floor, heated chrome towel radiator, sloping ceiling, double glazed Velux window to the rear,



OUTSIDE
A block paved driveway provides off street parking leading to a brick built former garage, the front with storage area still having the original up and over door and the rear has been converted to a multi-purpose room currently used as a beauty treatment room but could make ideal office space, gym, etc. Lawned garden to the side with a range of mature plants and shrubs bordering, two block paved seating areas ideal for entertaining. Space, plumbing and power points to fit a hot tub.



CONVERTED GARAGE
13'5" x 8'3" (4.09m x 2.52m)
UPVC double glazed frosted sliding patio doors to the side, spotlights, loft access, power and lighting. Currently used as a beauty treatment room.



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.