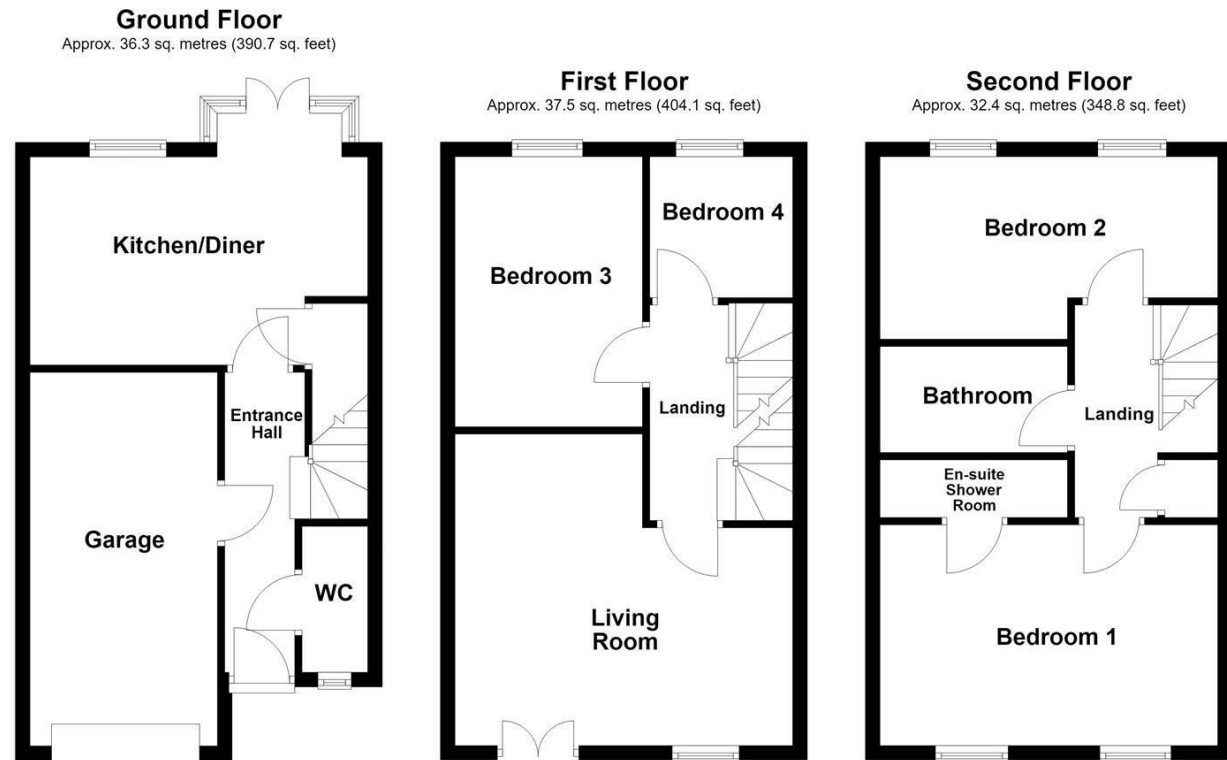




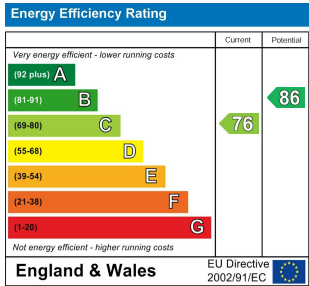
Total area: approx. 106.2 sq. metres (1143.6 sq. feet)

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.



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18 Deans Court, Pontefract, WF8 1NH

For Sale Freehold £210,000

Nestled within a sought after modern development in Pontefract is this superbly presented four bedroom mid townhouse. Offering spacious and versatile accommodation arranged over three floors, the property benefits from four well proportioned bedrooms, generous living space, off road parking, an integral garage and an enclosed rear garden, making it an ideal home for growing families.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor, useful understairs storage and access to the integral garage, downstairs WC and the modern kitchen diner, which enjoys direct access to the rear garden. To the first floor, the landing provides access to the spacious living room, two well proportioned bedrooms and the staircase leading to the second floor. The top floor offers two further double bedrooms, including the principal bedroom with en suite shower room, together with a modern family bathroom and loft access. Externally, the property enjoys a lawned front garden with a paved pathway leading to the entrance door. A tarmac driveway provides off road parking and leads to the integral single garage, which benefits from an up and over door, power, lighting and an EV charging point. To the rear, the enclosed garden is predominantly laid to lawn with a paved patio, creating the perfect space for outdoor dining, entertaining and family enjoyment.

The property is conveniently positioned close to a range of local amenities, well regarded schools and excellent transport links. Pontefract town centre offers a variety of shops, cafés and leisure facilities, whilst regular bus services and three nearby railway stations, Pontefract Monkhill, Pontefract Baghill and Pontefract Tanshelf, provide excellent commuter links. The M62 motorway is also just a short drive away, with Xscape Yorkshire, Junction 32 Shopping Outlet and Pontefract Racecourse all within easy reach.

An early viewing is highly recommended to fully appreciate the spacious accommodation and superb location this fantastic family home has to offer.



ACCOMMODATION

ENTRANCE HALL
13'6" x 6'6" [4.12m x 2.00m]

A front entrance door leads into the hallway, with doors providing access to the integral garage, downstairs WC and kitchen diner. There is also a staircase leading to the first floor landing and a central heating radiator.

W.C.
6'6" x 2'11" [2.00m x 0.90m]

Fitted with a low flush WC and a ceramic wash basin set within a vanity storage unit with mixer tap and laminate splashback. There is also a frosted UPVC double glazed window to the front and a central heating radiator.

KITCHEN DINER
15'2" x 11'3" [4.63m x 3.45m]
The kitchen diner benefits from access to an understairs storage cupboard, a UPVC double glazed window overlooking the rear garden and a UPVC double glazed box bay with French doors leading outside. The kitchen is fitted with a range of wall and base Shaker-style units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. There is a four ring induction hob with a stainless steel extractor hood above, an integrated oven, space and plumbing for a washing machine and dishwasher, and space for a fridge freezer. The Vaillant regular boiler is also housed within the kitchen. A central heating radiator completes the room.



FIRST FLOOR LANDING
9'6" x 6'3" [2.92m x 1.92m]

Provides access to the second floor, with doors leading to bedrooms three and four and the living room. There is also a central heating radiator.

LIVING ROOM
15'3" x 13'6" [4.65m x 4.13m]

A spacious living room with a UPVC double glazed window to the front, a central heating radiator and UPVC double glazed French doors opening onto a Juliet-style balcony overlooking the front.

BEDROOM THREE
8'7" x 12'1" [2.62m x 3.70m]

A well proportioned bedroom with a UPVC double glazed window overlooking the rear garden and a central heating radiator.



BEDROOM FOUR
6'7" x 6'3" [2.03m x 1.93m]

A bedroom with a UPVC double glazed window overlooking the rear garden and a central heating radiator.

SECOND FLOOR LANDING

Provides access to the loft and a storage cupboard housing the water tank. Doors lead to bedrooms one and two and the house bathroom.

BEDROOM ONE
9'0" x 15'3" [2.76m x 4.65m]

A spacious principal bedroom with two UPVC double glazed windows to the front, a central heating radiator and a door leading to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
2'10" x 8'7" [0.87m x 2.63m]

Fitted with a low flush WC, pedestal wash basin with mixer tap and tiled splashback, and a shower cubicle with a mains-fed overhead shower, shower attachment and glazed shower screen. There is also wet wall panelling, an extractor fan and a chrome ladder style central heating radiator.



BEDROOM TWO
15'3" x 8'2" [4.65m x 2.50m]

A spacious bedroom with two UPVC double glazed windows to the front and a central heating radiator.



BATHROOM/W.C.
4'9" x 8'8" [1.46m x 2.65m]

Fitted with a three piece suite comprising a low flush WC, pedestal wash basin with mixer tap and tiled splashback, and a panelled bath with mixer tap and tiled surround. There is also an extractor fan and a chrome ladder-style central heating radiator.



OUTSIDE

To the front of the property is a lawned garden with a paved pathway leading to the front entrance door. A tarmac driveway provides off-road parking for one vehicle and leads to the integral single garage, which benefits from an up-and-over door, power, lighting and an electric vehicle charging point. The rear garden is predominantly laid to lawn with planted borders and a paved pathway. There is also a paved seating area, ideal for outdoor dining and entertaining.



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.