



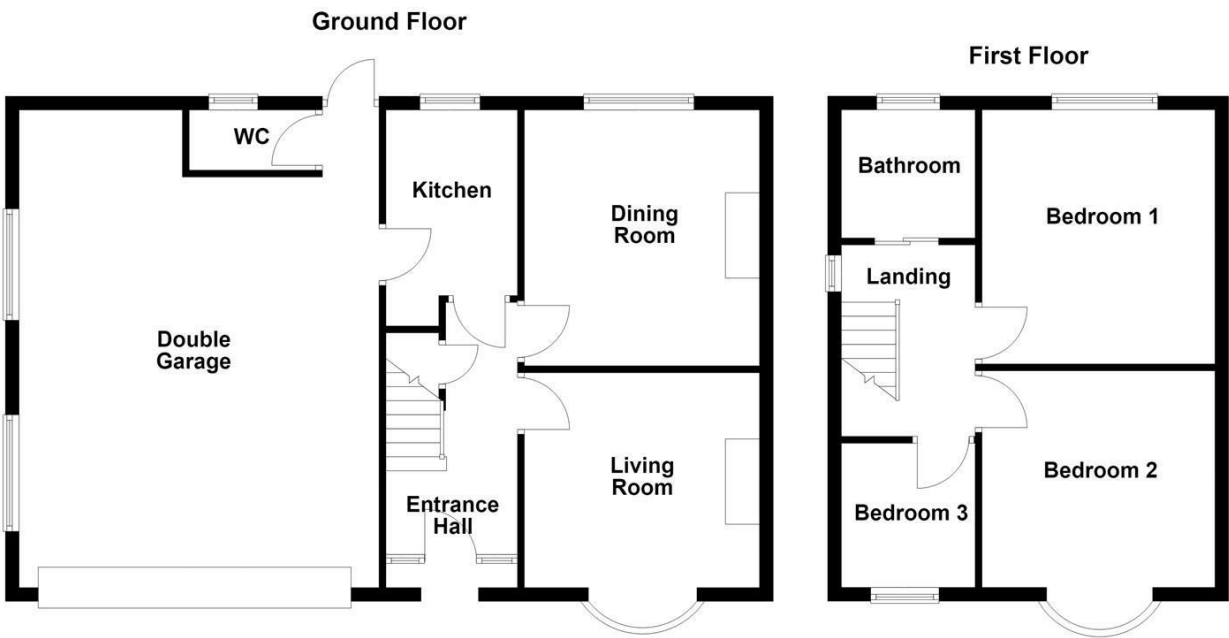
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OSSETT
01924 266 555

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01977 798 844



41 Westfield Avenue, Pontefract, WF8 4NN

For Sale Freehold £290,000

Nestled within a pleasant cul de sac in the Pontefract area is this well presented three bedroom semi detached family home. Offering spacious and well proportioned accommodation throughout, the property benefits from three good sized bedrooms, generous reception space, a substantial corner plot, ample off road parking and a larger than average double garage with an electric roller door, power and lighting.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor and doors leading to the spacious living room, separate dining room and kitchen. The kitchen provides internal access to the double garage, which in turn leads to a downstairs WC and the rear garden. To the first floor, the landing provides access to the loft space, three well proportioned bedrooms and the family bathroom. Externally, the property occupies a generous corner plot with a low maintenance front garden featuring established planting, together with a concrete driveway providing off road parking and access to both the entrance door and double garage. A set of double gates provides access to further secure off road parking within the rear garden. The attractive rear garden is predominantly laid to lawn with established trees, shrubs and flowers, together with paved and gravelled patio areas ideal for outdoor dining and entertaining. Fully enclosed by walling and timber fencing, the garden provides a secure space for both children and pets.

Pontefract offers an excellent range of shops, schools and everyday amenities, with a wider selection available within the town centre. Regular bus services operate nearby, whilst Pontefract benefits from three railway stations providing connections to Leeds, Sheffield and surrounding areas. The M62 motorway network is also only a short drive away, making the property particularly convenient for commuters.

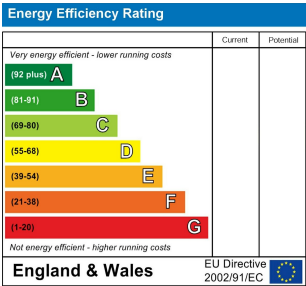
An early viewing is highly recommended to fully appreciate the generous plot, spacious accommodation and excellent garage and parking facilities this attractive family home has to offer.

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

12'2" x 6'5" [3.72m x 1.96m]
Frosted and stained glass UPVC double glazed front entrance door leading into the entrance hall. Staircase providing access to the first floor landing, useful understairs storage, coving to the ceiling, picture rail, central heating radiator and doors leading to the living room, dining room and kitchen.

LIVING ROOM

12'4" x 11'4" [3.78m x 3.46m]
Partially frosted and stained glass UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling and gas fireplace with marble hearth, surround and mantle.



DINING ROOM

12'4" x 11'3" [3.76m x 3.45m]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, gas fireplace with marble hearth, surround and mantle, together with a fitted storage unit within the alcove.



KITCHEN

6'3" x 8'11" [1.92m x 2.72m]
Fitted with a range of Shaker style wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Four ring gas hob with extractor hood above, integrated single oven, integrated microwave, integrated slimline dishwasher, integrated fridge freezer and integrated washer dryer. UPVC double glazed window to the rear, door providing access to the double garage and coving to the ceiling.

DOUBLE GARAGE

17'3" x 24'5" [5.28m x 7.45m]
UPVC door to the rear, electric roller door providing vehicular access, two frosted UPVC double glazed windows to the side and door providing access to the downstairs W.C. Power and lighting throughout, together with a range of base units with laminate work surfaces over.

W.C.
2'11" x 6'0" [0.90m x 1.85m]
Worcester combination boiler housed within the room, frosted UPVC double glazed window to the rear, concealed cistern low flush W.C. and wall mounted wash basin with tiled splashback.

FIRST FLOOR LANDING

9'6" x 6'3" [2.90m x 1.93m]
Loft access, frosted and stained glass UPVC double glazed window to the side and doors providing access to bedroom one, bedroom two, bedroom three and the house bathroom.

BEDROOM ONE

12'4" x 11'1" [3.76m x 3.40m]
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator. Fitted wardrobes and matching freestanding bedside cabinets.



BEDROOM TWO

12'7" x 11'1" [3.85m x 3.40m]
Partially frosted and stained glass UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling, fitted wardrobes and matching freestanding bedside cabinets.



BEDROOM THREE

6'4" x 6'4" [1.95m x 1.95m]
Partially frosted and stained glass UPVC double glazed window to the front, freestanding bedside cabinet, central heating radiator and coving to the ceiling.

BATHROOM/W.C.

6'3" x 6'1" [1.91m x 1.86m]
Fitted with a low flush W.C., wash basin set within a vanity unit with storage below and mixer tap, and panelled bath with mains fed

shower attachment and glass shower screen. Fully tiled walls. Frosted UPVC double glazed window to the rear, extractor fan, spotlights to the ceiling and chrome ladder style central heating radiator.



OUTSIDE

To the front of the property is a low maintenance pebbled garden with planted features incorporating mature shrubs. The frontage is enclosed by timber fencing, hedging and walling. A concrete driveway provides off road parking and leads to the front entrance and attached double garage with electric roller door. A set of wrought iron double gates provides access to further off road parking at the side. To the rear is a generous corner plot garden incorporating lawned areas, mature shrubbery and a combination of pebbled, paved and concrete patio areas, ideal for outdoor dining and entertaining, 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.