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Estate Agent

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26 Woodland Walk, Upton, Pontefract, WF9 1FR

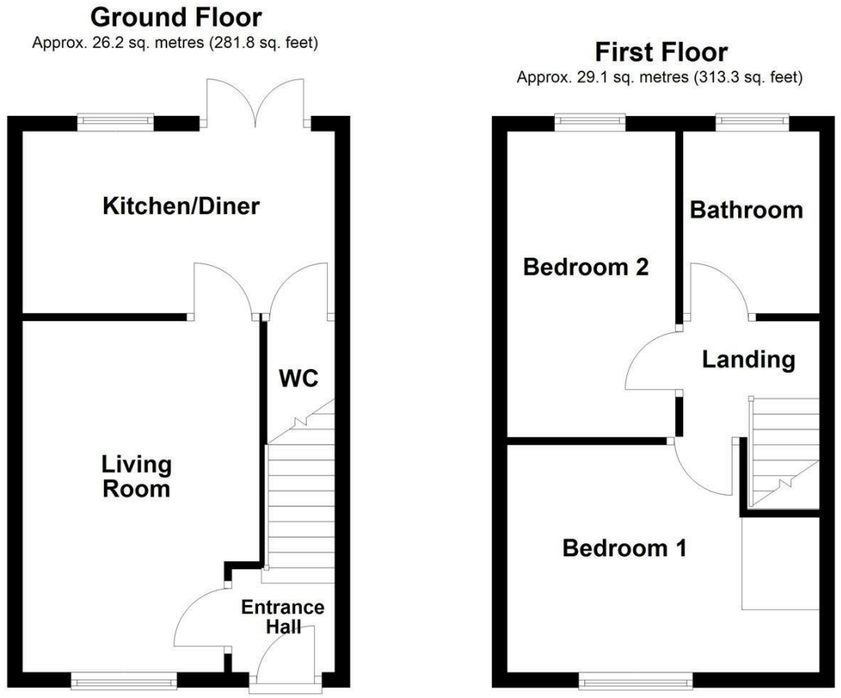
For Sale Freehold Offers Over £140,000

Nestled within a pleasant cul de sac on a sought after modern development in the Upton area of Pontefract is this well presented two bedroom semi detached home. Offering well proportioned accommodation throughout, including ample reception space, front and rear gardens and off road parking, this property is certainly not one to be missed.

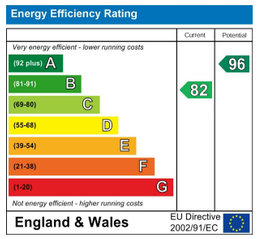
The accommodation briefly comprises an entrance hall with staircase to the first floor and access into the living room, which in turn leads through to the kitchen diner. The kitchen diner provides access to a downstairs WC and the rear garden. To the first floor, the landing provides loft access along with doors leading to two bedrooms and the house bathroom. Externally, the front garden is mainly laid to lawn with paved steps leading to the entrance door, alongside a tarmac tandem driveway providing off road parking for two vehicles. The rear garden is predominantly lawned and incorporates a slate paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by walling and timber fencing, making it suitable for both pets and children.

Upton is a popular location for a wide range of buyers, particularly first time purchasers, professional couples and small families. The property is conveniently positioned within walking distance of local shops and schools, with a broader range of amenities available in nearby Hemsworth, Featherstone and Pontefract. The area is well served by local bus routes, while South Elmsall and Moorthorpe train stations provide links to major towns and cities. The A1 motorway is also only a short drive away, offering excellent transport connections for commuters.

Only a full internal inspection will fully appreciate all that this fantastic home has to offer. Early viewing is highly recommended.



Total area: approx. 55.3 sq. metres (595.1 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.

ACCOMMODATION

ENTRANCE HALL
Front entrance door leading into the entrance hall, with staircase leading to the first floor landing and door through to the living room.

LIVING ROOM
10'4" x 15'3" max x 10'4" min (3.15m x 4.65m max x 3.16m min)
UPVC double glazed window to the front elevation, central heating radiator and door leading through into the kitchen diner.

KITCHEN DINER
13'6" x 7'11" (4.12m x 2.42m)
UPVC double glazed window to the rear elevation and a set of UPVC double glazed French doors leading out to the rear garden. A range of modern wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring gas hob with extractor hood above and integrated oven. Space and plumbing for a washing machine and space for a fridge freezer. Central heating radiator and door leading through to the downstairs W.C.

W.C.
5'5" x 2'10" (1.66m x 0.88m)
Extractor fan, central heating radiator, low flush W.C. and wall mounted wash basin with tiled splashback.

FIRST FLOOR LANDING
Loft access, central heating radiator and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE
10'0" x 13'7" max x 10'2" min (3.05m x 4.15m max x 3.12m min)
UPVC double glazed window to the front elevation, central heating radiator and slight bulkhead.

BEDROOM TWO
7'2" x 13'2" (2.2m x 4.03m)
UPVC double glazed window to the rear elevation and central heating radiator.

HOUSE BATHROOM/W.C.
7'4" x 5'10" max x 3'6" min (2.25m x 1.8m max x 1.07m min)
Frosted UPVC double glazed window to the rear elevation, extractor fan, central heating radiator, low flush W.C., wall mounted wash basin with mixer tap and tiled splashback and P-shaped bath with mixer tap and mains fed shower with shower attachment and glazed shower screen. Partial tiling to the walls.

OUTSIDE
To the front of the property is a mainly lawned garden with paved steps leading to the front entrance door. There is tandem style off road parking for two vehicles provided by a tarmac driveway. To the rear is an enclosed lawned garden with a paved patio seating area, ideal for outdoor dining and entertaining purposes. The garden is fully enclosed by walls and timber fencing, making it ideal for both pets and children.

COUNCIL TAX BAND
The council tax band for this property is B.

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.