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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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Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



3 Hardcastle Avenue, Pontefract, WF8 4PG

For Sale Freehold £235,000

Situated within easy reach of Pontefract town centre is this deceptively spacious three bedroom detached family home, offering well proportioned accommodation throughout. Benefitting from generous reception space, three good sized bedrooms, off road parking and attractive enclosed gardens to both the front and rear, this property presents an excellent opportunity for growing families and a range of buyers alike.

The accommodation briefly comprises an entrance porch leading into a spacious kitchen diner, providing an ideal space for everyday family living. An inner hallway offers access to the cellar, staircase rising to the first floor, a comfortable living room and a rear porch providing access to the garden. To the first floor, the landing provides access to three well proportioned bedrooms and a modern family shower room, together with loft access for additional storage. Externally, the property enjoys a tiered front garden incorporating paved seating areas, decorative pebbled borders and a concrete driveway providing off road parking. A useful garden shed offers additional storage, while timber fencing and gated access enclose the frontage. To the rear is a generous enclosed garden, predominantly laid to lawn with attractive raised planted borders featuring railway sleeper edging, decorative pebbled areas and both paved and decked patio spaces, ideal for outdoor dining and entertaining. The garden also provides space for a pond and benefits from a further timber shed, with established hedging, boundary walling and timber fencing creating an enclosed setting suitable for families and pets.

Conveniently positioned close to Pontefract town centre, the property benefits from a wide range of local amenities, including shops, schools, restaurants and traditional public houses. Excellent transport connections are available through regular bus services, Pontefract bus station and three local railway stations providing links to Leeds, Sheffield and beyond. The M62 motorway network is also within easy reach, making the location particularly appealing to those commuting further afield.

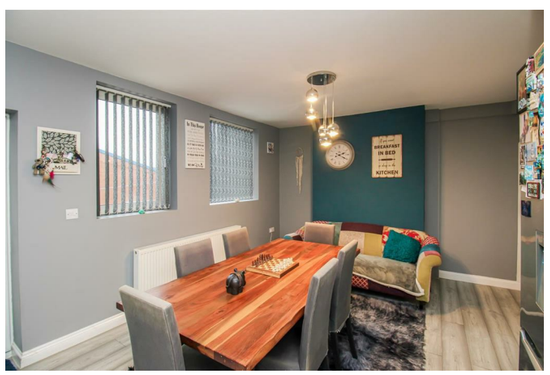
Offering spacious and versatile accommodation, generous gardens and a convenient location, this attractive detached home is ideally suited to family living. An early internal viewing is highly recommended to fully appreciate the space and potential this property has to offer.



ACCOMMODATION

ENTRANCE PORCH
6'2" x 2'11" (1.88m x 0.91m)
Enclosed by aluminium and timber framed double glazed windows overlooking the front elevation. UPVC double glazed entrance door leading into the kitchen diner.

KITCHEN/DINER
20'8" x 11'11" (6.31m x 3.65m)
Three UPVC double glazed windows, two overlooking the front elevation and one to the side. Central heating radiator. Fitted with a modern range of wall and base units with gloss fronts and laminate work surfaces over. Four ring electric hob with extractor hood above, integrated double oven and stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and space for a freezer. Door providing access into the hallway and further door leading down to the cellar.



HALLWAY
11'10" x 6'4" (3.62m x 1.95m)
Coving to the ceiling and central heating radiator. Staircase providing access to the first floor landing. Doors provide access to the living room and rear porch.

REAR PORCH
7'4" x 3'6" (2.25m x 1.08m)
Surrounded by frosted UPVC double glazed windows. Frosted UPVC double glazed door providing access to the rear garden.

LIVING ROOM
13'11" x 11'10" (4.26m x 3.62m)
UPVC double glazed bay window overlooking the rear elevation. Central heating radiator and coving to the ceiling. Feature electric fireplace with laminate hearth and surround.



FIRST FLOOR LANDING
10'3" x 6'11" (3.13m x 2.11m)
Frosted UPVC double glazed window overlooking the side elevation. Loft access. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
12'2" x 11'11" (3.71m x 3.65m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator.



BEDROOM TWO
11'11" x 11'6" (3.65m x 3.51m)
UPVC double glazed windows overlooking the front and side elevations. Central heating radiator.



BEDROOM THREE
10'4" x 8'8" (3.15m x 2.65m)
UPVC double glazed window overlooking the front elevation.

SHOWER ROOM/W.C.
8'2" x 8'2" (2.51m x 2.50m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and shower enclosure with mains fed shower attachment and glazed shower screen. Fully tiled walls and chrome ladder style heated towel radiator.



OUTSIDE
To the front is a tiered, low maintenance garden incorporating pebbled beds and paved areas. A concrete driveway provides off road parking together with space for a garden shed. The frontage is enclosed by walling, timber fencing and hedging, with single and double timber gates providing access. To the rear is a lawned garden with raised pebbled beds edged with railway sleepers. A decked and paved seating area provides space for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and hedging, making it suitable for both children and pets.





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.