

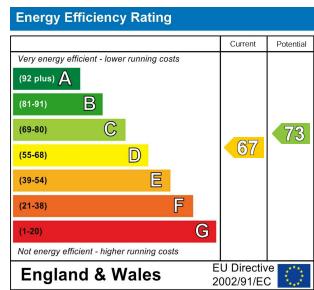
**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



## 12 Fair View, Pontefract, WF8 3NT

**For Sale Freehold £375,000**

Originally a four bedroom home, now reconfigured to provide three generous double bedrooms and an enlarged dining kitchen, this attractive detached family residence occupies a particularly wide plot in a highly sought after village location.

The property benefits from gas fired central heating and UPVC double glazing throughout and is approached via a welcoming reception hallway with a guest w.c. The main living room is of excellent proportions, featuring a bay window to the front, an additional side window and a feature fireplace. An archway leads through to the adjoining dining room, which boasts bespoke fitted cabinetry and French doors opening onto the rear garden. The spacious dining kitchen, which incorporates the former fourth bedroom, offers a bright and versatile family space with windows to both the side and rear elevations. To the first floor are three well proportioned double bedrooms, all served by a modern, refitted shower room. Externally, the property enjoys expansive gardens surrounding the home, together with a driveway providing off road parking and access to a single garage.

The property is situated in this highly desirable village location, within easy reach of a good range of local shops, schools and recreational facilities. A wider range of amenities can be found in the nearby town of Pontefract, which benefits from its own railway stations and excellent access to the national motorway network.



## ACCOMMODATION

### RECEPTION HALL

8'10" x 7'10" [2.7m x 2.4m]

UPVC front entrance door with frosted windows, wood strip flooring, a central heating radiator and stairs to the first floor.

### GUEST TOILET

5'10" x 2'7" [1.8m x 0.8m]

Tiled walls and fitted with a two piece cloakroom suite comprising a corner wash basin and low suite w.c.

### LIVING ROOM

17'0" x 11'9" [5.2m x 3.6m]

A bright room with a bay window to the front and an additional window to the side, a double central heating radiator and a feature limestone fireplace housing a living flame coal effect gas fire. An archway through to the adjoining dining room.



### DINING ROOM

11'9" x 8'10" [3.6m x 2.7m]

Double French doors leading out to the back garden, continued wood strip flooring, a central heating radiator and a custom built dresser and bookshelf unit.

### DINING KITCHEN

18'4" x 8'10" [5.6m x 2.7m]

Fitted with a range of white fronted wall and base units with solid wood butcher's block style worktops incorporating a ceramic sink unit. Provision for a range style cooker with tiled splashback and stainless steel hood over, space and plumbing for a washing machine and tumble dryer, space and plumbing for a dishwasher, space for an under counter fridge and a breakfast bar. Windows to the side and rear and an external door to the side.



### FIRST FLOOR LANDING

A central heating radiator, a built in airing cupboard housing the Glow-worm gas fired central heating boiler and a pull down loft access hatch.

### BEDROOM ONE

13'5" x 12'1" [4.1m x 3.7m]

A large double room with views over the back garden, a central heating radiator and a range of fitted furniture including double wardrobes, drawer units and shelving.



### BEDROOM TWO

12'1" x 10'9" [3.7m x 3.3m]

A window to the front, central heating radiator and a further range of fitted furniture including wardrobes, drawer units and a dressing table.



### BEDROOM THREE

9'6" x 8'10" [2.9m x 2.7m]

A window overlooking the back garden, a central heating radiator and fitted wardrobes with matching cupboards and drawers.

### SHOWER ROOM/W.C.

8'2" x 5'6" [2.5m x 1.7m]

A frosted window to the side and refitted to a high standard with part tiled walls and a wide shower cubicle with glazed screen and twin head shower, a vanity wash basin with drawers under and a low suite w.c. A chrome ladder style heated towel rail and an extractor fan.



### OUTSIDE

The property stands on a particularly wide plot with an expansive front garden with well tended lawns and established beds and borders. A driveway provides off street parking and leads to the single garage. The gardens continue around both sides of the house to the rear, where there is a lovely sheltered garden area with a paved patio sitting area and further established beds and borders.



### 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.