



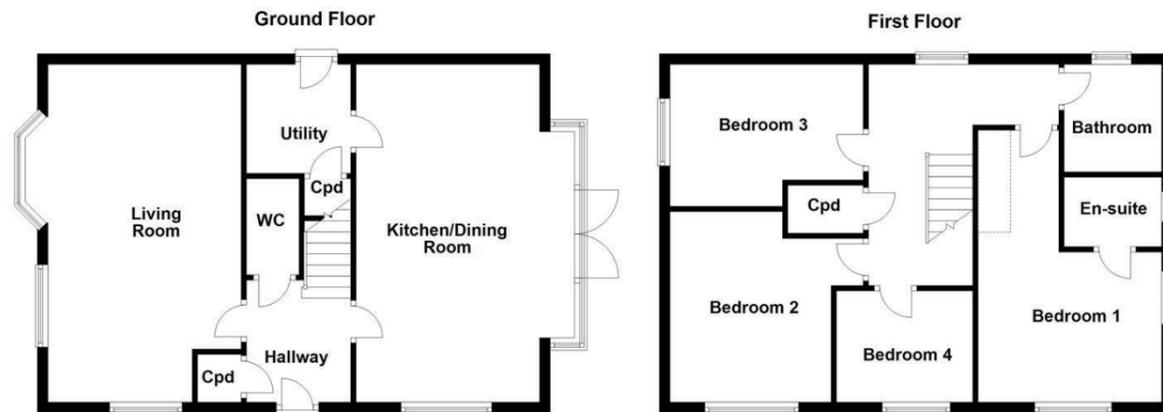
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01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



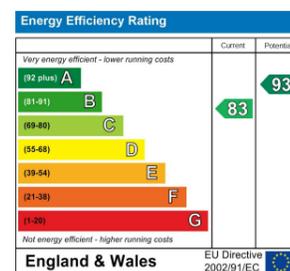
31 Poppy Fields Avenue, Pontefract, WF8 4FN

For Sale Freehold Asking Price £390,000

A well proportioned and attractively presented four bedroom detached family home, situated within a highly sought after residential area on the desirable southern fringe of Pontefract.

Featuring a gas fired central heating system with Hive control and sealed unit double glazing, this spacious and beautifully maintained property is approached via a welcoming reception hall with a guest cloakroom/w.c. The generously sized living room enjoys a feature bay window and additional side windows that flood the space with natural light. The open plan dining kitchen provides a superb family and entertaining area, complete with a square bay and patio doors leading to the garden. The kitchen has been refitted to an exceptional standard, showcasing a stylish range of contemporary units and integrated appliances, while a separate utility room provides convenient access to the rear driveway. Externally, the property benefits from private gardens to the front and side, screened by mature hedging, with driveway parking for multiple vehicles, an electric car charging point, and a single garage. The main garden features a paved patio seating area and steps up to a well maintained lawn, ideal for family enjoyment and outdoor entertaining.

Located within a popular and family-friendly neighbourhood, the property is close to a range of local shops, well regarded schools, and recreational amenities. Pontefract town centre is only a short distance away, offering an extensive selection of facilities, two railway stations, and excellent access to the national motorway network, making this an ideal home for families and commuters alike.



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.

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



ACCOMMODATION

ENTRANCE HALLWAY

A composite entrance door, central heating radiator, stairs to the first floor and a built in storage cupboard.

LIVING ROOM

20'11" x 11'9" [max] [6.4m x 3.6m [max]]

A large and spacious family room featuring a display bay window and two additional windows, creating a bright and airy atmosphere. Two central heating radiators.



KITCHEN DINING ROOM

20'8" x 11'5" [min] [6.3m x 3.5m [min]]

Open plan room featuring a dining area with central heating radiator and contemporary wood effect laminate flooring. The kitchen area has been refitted to an excellent standard with a broad range of wall and base units with laminate worktops incorporating a ceramic sink unit with spray mixer tap. Includes an inset ceramic hob with filter hood over, built-in oven, integrated microwave, and integrated fridge freezer. Additional square bay to the rear garden and window to the front.



UTILITY ROOM

6'2" x 5'6" [1.9m x 1.7m]

Fitted with matching wall and base units and a continuation of the kitchen's worktops. An external door to the driveway, central heating radiator, plumbing for a washing machine, useful understairs storage, and a cupboard housing the Ideal Logic gas fired central heating boiler.

W.C.

5'10" x 2'11" [1.8m x 0.9m]

Fitted with a two piece white and chrome cloakroom suite comprising a low flush w.c. and pedestal wash basin. A central heating radiator and extractor fan.

FIRST FLOOR LANDING

Frosted window to the side, central heating radiator, loft access point and a built-in airing cupboard housing the insulated hot water cylinder.

BEDROOM ONE

11'9" x 9'2" [3.6m x 2.8m]

Windows to the front and side elevations, central heating radiator, and provision for wall mounted television. Adjoins the dressing area.



DRESSING AREA

8'2" x 4'11" [2.5m x 1.5m]

Fitted with two double fronted full height wardrobes.

EN SUITE SHOWER ROOM/W.C.

6'0" x 4'3" including cubicle [1.84 x 1.31 including cubicle]

Frosted window to the rear, part tiled walls, and fitted with a three piece white and chrome suite comprising a shower cubicle with glazed screens, pedestal wash basin, and low flush w.c. Ladder style towel radiator and extractor fan.



BEDROOM TWO

11'9" x 10'5" [3.6m x 3.2m]

Window to the front elevation and central heating radiator.



BEDROOM THREE

12'1" x 8'10" [3.7m x 2.7m]

Window to the side elevation and central heating radiator.

BEDROOM FOUR

8'2" x 7'2" [2.5m x 2.2m]

A well proportioned fourth bedroom with a window to the front, central heating radiator, and a useful overstairs storage cupboard.

HOUSE BATHROOM/W.C.

6'6" x 6'0" [2.0 x 1.84]

Part tiled walls and fitted with a three piece white and chrome suite comprising a panelled bath, pedestal wash basin and low flush w.c. Frosted window to the rear, ladder style heated towel rail and extractor fan.



OUTSIDE

To the front and side, the property features a modest garden bounded by an established hedge for privacy. To the rear, a driveway provides off street parking for at least two cars, complete with an electric car charging point and access to a single garage. The principal garden offers a lovely paved patio seating area, ideal for outdoor entertaining, leading up to a good sized lawn bordered by mature planting.



COUNCIL TAX BAND

The council tax band for this property is E.

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.