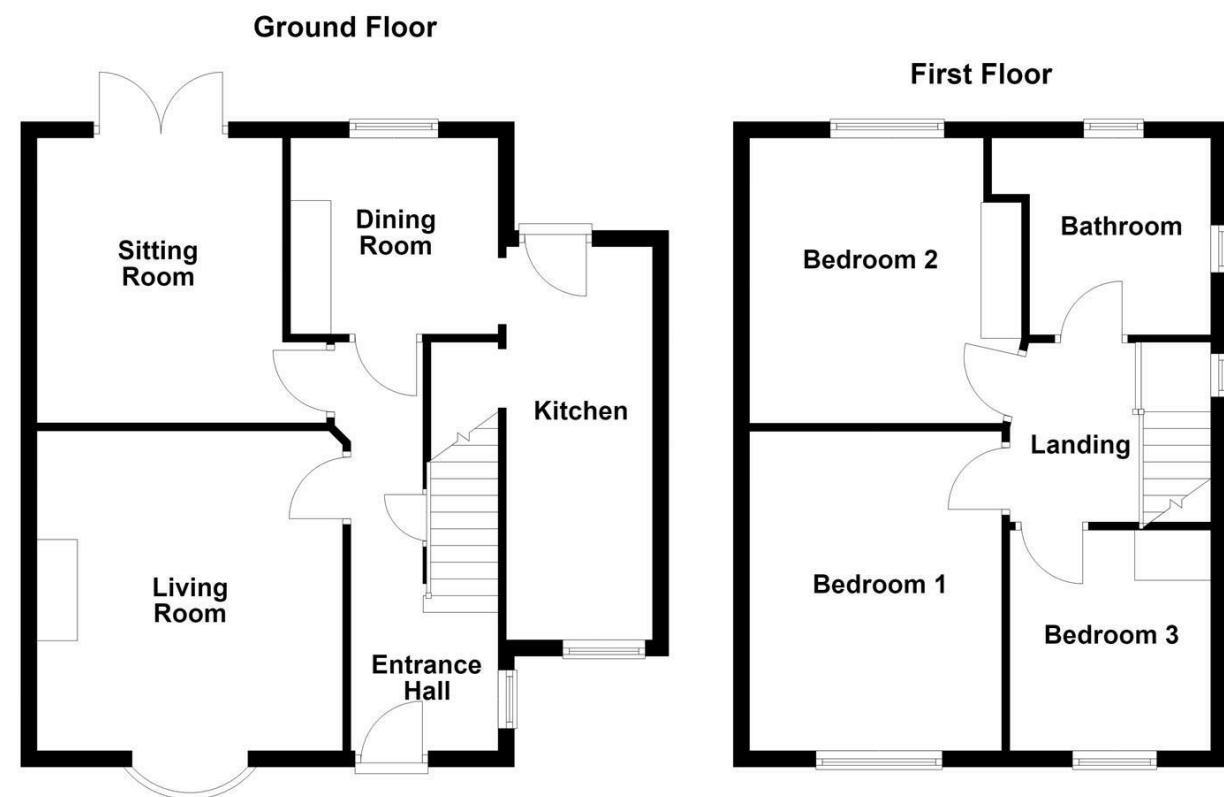




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01924 266 555

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01924 260 022

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128 Meadway, Streethouse, Pontefract, WF7 6DU

For Sale Freehold Chain Free £175,000

Nestled within a popular residential development in the sought after Streethouse area of Pontefract, this spacious three bedroom semi-detached home offers an excellent opportunity for a wide range of buyers. Benefiting from a side extension, the property provides generous and versatile living accommodation, together with ample off road parking, and a substantial rear garden enjoying pleasant woodland and rural views beyond.

The accommodation briefly comprises an entrance hall with staircase rising to the first floor landing and doors leading to the living room, sitting room and dining room. The sitting room flows through to the dining room, which in turn provides access to the kitchen. The kitchen benefits from under stairs storage and direct access to the rear garden. To the first floor, the landing provides access to three good sized bedrooms and the family bathroom, together with loft access. Externally, the front garden is mainly laid to lawn and complemented by mature shrubs and planted borders, all enclosed by timber fencing. A shared concrete driveway leads to the property's off road parking area, which provides space for two to three vehicles and incorporates a combination of tarmac, paving and concrete surfaces. To the rear, the property enjoys a generous lawned garden incorporating a paved patio seating area, ideal for outdoor dining and entertaining. There is ample space for garden sheds and additional storage, whilst timber fencing provides a secure enclosed environment. A rear gate offers direct access to attractive woodland and rural surroundings, creating a pleasant backdrop to the garden.

The property is ideally positioned for a variety of purchasers, including first-time buyers, growing families and professional couples. A range of local shops, schools and everyday amenities can be found within walking distance, with more extensive facilities available in the nearby centres of Pontefract, Wakefield and Featherstone. Regular bus services are close by, while Streethouse benefits from its own railway station, providing convenient links to surrounding towns and cities. For commuters, the A1[M] and M62 motorway networks are both within easy reach.

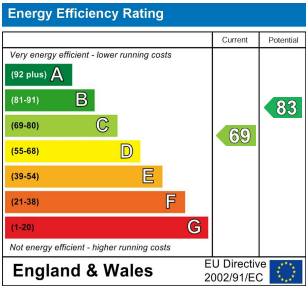
Although requiring a degree of modernisation, the property offers fantastic potential for buyers to create a home tailored to their own tastes and requirements. An internal viewing is highly recommended to fully appreciate the space, setting and potential this excellent home has to offer.

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.

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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*

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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



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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

16'7" x 6'0" [max] x 3'1" [min] [5.06m x 1.85m [max] x 0.95m [min]]

A UPVC front entrance door with UPVC double glazed side panel leads into the welcoming entrance hall. Features include a staircase rising to the first-floor landing, under stairs storage cupboard, central heating radiator, dado rail, coving to the ceiling, and doors providing access to the living room, sitting room and dining room.

LIVING ROOM

12'11" x 12'4" [max] x 11'3" [min] [3.95m x 3.78m [max] x 3.45m [min]]

A bright reception room enjoying a UPVC double glazed bow window overlooking the front aspect. Further benefits include coving to the ceiling, a central heating radiator, and a decorative fireplace with marble hearth and resin surround and mantel.



DINING ROOM

7'9" x 8'5" [max] x 7'3" [min] [2.37m x 2.57m [max] x 2.22m [min]]

Having a UPVC double glazed window overlooking the rear garden, coving to the ceiling, and an opening through to the kitchen.

SITTING ROOM

11'6" x 11'8" [max] x 9'11" [min] [3.51m x 3.58m [max] x 3.03m [min]]

A versatile second reception room featuring UPVC double glazed French doors providing direct access to the rear garden. Additional features include coving to the ceiling, dado rail, and a gas fireplace.



KITCHEN

15'10" x 5'10" [4.85m x 1.80m]

Fitted with a range of wall and base units incorporating laminate work surfaces, a stainless steel 1 1/2 bowl sink and drainer with mixer tap, partial tiled splashbacks, a five ring gas hob with stainless steel splashback and extractor canopy above, integrated oven, and space for a fridge freezer. There is a frosted UPVC double glazed rear entrance door, a UPVC double glazed window to the front aspect, access to under-stairs storage, and ceiling lighting.

FIRST FLOOR LANDING

7'11" x 7'1" [max] x 4'3" [min] [2.43m x 2.18m [max] x 1.30m [min]]

With a UPVC double glazed window to the side elevation, dado rail, coving to the ceiling, and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

12'11" x 10'8" [max] x 9'6" [min] [3.96m x 3.26m [max] x 2.92m [min]]

A spacious double bedroom featuring a UPVC double glazed window overlooking the front aspect, coving to the ceiling, central heating radiator, fitted storage cupboard, and decorative tiled fireplace.



BEDROOM TWO

11'6" x 11'3" [max] x 9'11" [min] [3.52m x 3.45m [max] x 3.04m [min]]

Having a UPVC double glazed window overlooking the rear aspect, coving to the ceiling, central heating radiator, and fitted storage cupboard.



BEDROOM THREE

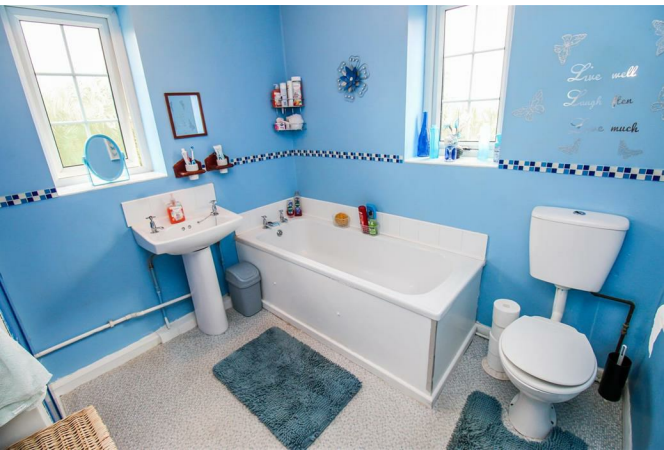
7'10" x 9'2" [max] x 6'8" [min] [2.40m x 2.81m [max] x 2.05m [min]]

Featuring a UPVC double glazed window to the front aspect, coving to the ceiling, central heating radiator, and a bulkhead with fitted storage.

BATHROOM

8'1" x 7'3" [max] x 6'5" [min] [2.48m x 2.23m [max] x 1.96m [min]]

Comprising a low flush WC, pedestal wash hand basin with tiled splashback, and panelled bath with tiled surround. Additional features include two frosted UPVC double glazed windows to the side and rear elevations, central heating radiator, loft access, coving to the ceiling, and a fitted storage cupboard housing the Worcester boiler.



OUTSIDE

To the front of the property is a lawned garden with planted and pebbled borders incorporating mature shrubs, enclosed by a combination of walling and timber fencing. A shared concrete driveway leads to a private paved and tarmac driveway providing off road parking. To the rear is a generous lawned garden offering ample space for outdoor dining and entertaining, together with room for a garden shed. The garden is fully enclosed by timber fencing and enjoys attractive woodland and rural views beyond, creating an ideal outdoor space for both children and pets.



COUNCIL TAX BAND

The council tax band for this property is A.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.