Richard Kendall
Estate Agent

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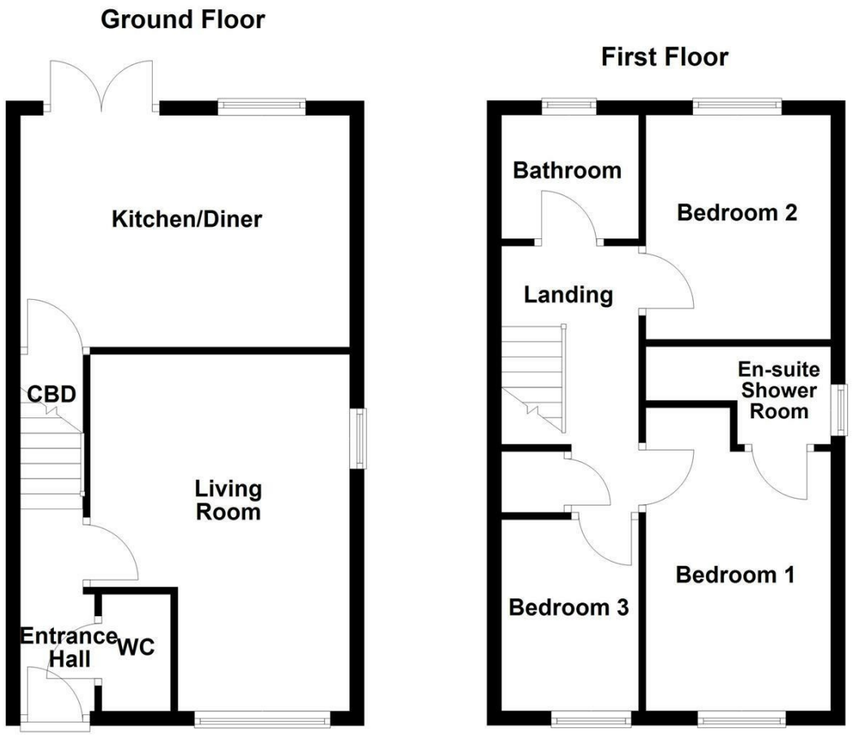
16 William Street, Pontefract, WF8 2FT

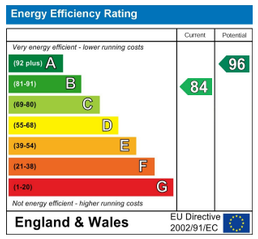
For Sale Freehold Guide Price £230,000 - £240,000

An excellent opportunity to acquire this well presented three bedroom semi detached home, situated on a modern residential development in Wakefield.

The property offers well proportioned accommodation throughout, beginning with an entrance hall providing access to a convenient ground floor WC and a stylish living room featuring a built-in media wall with electric fire and bespoke alcove detailing. To the rear, a spacious kitchen diner is fitted with a range of integrated appliances and benefits from French doors opening onto the enclosed rear garden. Under stair storage completes the ground floor. To the first floor, the landing leads to three generously sized bedrooms and a contemporary three-piece family bathroom, with the principal bedroom further enhanced by its own en-suite shower room. Externally, the property enjoys a low maintenance front garden with paved pathway leading to the entrance and an outside lighting point. A tarmac driveway to the side provides off road parking for two vehicles, with timber gate access to the rear garden. The enclosed rear garden has been designed for ease of maintenance, incorporating artificial lawn and a patio seating area. A notable feature is the modern timber summer house, complete with French doors, power, lighting, heating, laminate flooring, and a fully fitted bar area, creating an ideal space for entertaining. The garden is fully enclosed by timber fencing, ensuring privacy.

The property is conveniently located within easy reach of local amenities, reputable schools, and regular bus routes, while the M62 motorway network is just a short drive away, making it ideal for commuters. Early viewing is highly recommended to fully appreciate the quality of accommodation on 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.

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.

ENTRANCE HALL
A composite front entrance door leads into the entrance hall, which features laminate flooring, a central heating radiator, and a staircase with handrail rising to the first floor landing. Doors provide access to the living room and downstairs WC.

DOWNSTAIRS W.C.
3'1" x 5'1" (0.95m x 1.57m)
Fitted with a pedestal wash basin with mixer tap and tiled splashback, low flush WC, central heating radiator, extractor fan, and wall mounted accessories.

LIVING ROOM
11'9" x 16'2" (max) x 10'7" (min) (3.59m x 4.94m (max) x 3.23m (min))
A well proportioned reception room benefiting from dual-aspect double glazed windows to the front and side elevations. The room includes a central heating radiator, built-in TV/media unit with inset electric fire, inset downlights, and a door providing access to the kitchen diner.

KITCHEN DINER
10'5" x 15'0" (3.20m x 4.59m)
Comprehensively fitted with a range of wall and base units with chrome handles, laminate work surfaces, and matching upstands. Integrated appliances include a slimline Zanussi dishwasher, Zanussi washing machine, 70/30 fridge freezer, and Zanussi oven with grill alongside a four-ring ceramic hob, glass splashback, and cooker hood. Additional features include inset downlights, a double glazed window overlooking the rear garden, concealed combi boiler housed within a cupboard, double glazed French doors leading outside, laminate flooring, central heating radiator, and access to an understairs storage cupboard. A wall mounted programmer/thermostat provides zoned heating control.

FIRST FLOOR LANDING
With central heating radiator, loft access, and doors leading to three bedrooms, the house bathroom, and a storage cupboard.

BEDROOM ONE
8'5" x 13'9" (max) x 11'8" (min) (2.59m x 4.20m (max) x 3.58m (min))
Featuring a double glazed window to the front elevation, central heating radiator, and door providing access to the en-suite shower room.

EN SUITE SHOWER ROOM
4'5" x 8'5" (max) x 4'4" (min) (1.35m x 2.59m (max) x 1.33m (min))
Appointed with an enclosed shower cubicle with bifold glass door and electric shower, pedestal wash basin with mixer tap and tiled splashback, low-flush WC, central heating radiator, extractor fan, shaver socket point, and a double-glazed frosted window to the side elevation.

BEDROOM TWO
8'5" x 10'2" (2.59m x 3.11m)
Double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE
8'9" x 6'3" (2.68m x 1.92m)
Double glazed window to the front elevation and central heating radiator.

BATHROOM
5'6" x 6'3" (1.70m x 1.92m)
Comprising a three piece suite including pedestal wash basin with mixer tap and tiled splashback, low flush WC, and panelled bath with mixer tap and tiled surround. Further features include a double-glazed frosted window to the rear elevation, extractor fan, and central heating radiator.

OUTSIDE
To the front, there is a low maintenance buffer garden with pathway to the entrance door, outside lighting with sensor, and a driveway providing off street parking for two vehicles. An electric vehicle charging point is installed, and gated access leads to the rear garden. The rear garden is designed for low maintenance, featuring artificial lawn, patio seating area, pebble edging, and a summer house.

SUMMER HOUSE
11'5" x 9'5" (3.48m x 2.89m)
Positioned within the rear garden and fitted with solid wooden French doors, laminate flooring, power, lighting, heating and two frosted single glazed windows.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which have battery storage and we are advised are owned outright and not subject to a lease agreement.

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.

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.