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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.



WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



6 Ruby Lane, Upton, Pontefract, WF9 1FA
For Sale Freehold Guide Price £290,000 - £300,000

Situated on a sought after modern development in the Upton area is this superbly presented four bedroom detached family home. Offering well proportioned accommodation throughout, including four good sized bedrooms, generous reception space, an attractive landscaped rear garden and off road parking with EV charging point, this property is not to be missed.

The accommodation briefly comprises an entrance hall leading to the living room, which in turn opens to the dining area. From here there is access to the staircase and the open plan kitchen space. The kitchen provides useful understairs storage and access to the rear garden, as well as a utility room which also leads to the garden and to a downstairs WC. To the first floor, the landing provides loft access, a storage cupboard housing the water tank and doors leading to four bedrooms and the house bathroom. Bedroom one benefits from fitted wardrobes and en suite shower facilities. Externally, the front garden is mainly laid to lawn with mature shrubbery, alongside a tarmac driveway providing off road parking for two vehicles and access to the single integral garage with manual up and over door, power and lighting. The rear garden is mainly laid to lawn and features a porcelain paved patio area ideal for outdoor dining and entertaining, together with pebble borders. The garden is fully enclosed by timber fencing, making it suitable for both pets and children.

Upton is a popular location for a range of buyers, particularly growing families, with local shops, schools and public houses within walking distance. A wider range of amenities can be found in nearby Hemsworth, Pontefract and Ackworth. Local bus routes serve the area and Moorhorpe train station is only a short drive away, offering rail links to major cities. The A1 motorway is also easily accessible, connecting to the M62 and M1 for those commuting further afield.

Only a full internal inspection will reveal all that this impressive home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

4'9" x 4'9" [1.47m x 1.47m]

A composite front entrance door with frosted glazed panel leads into the entrance hall with central heating radiator and door through to the living room.

LIVING ROOM

18'11" x 13'7" [5.77m x 4.16m]

UPVC double glazed windows to the front and side elevations, staircase leading to the first floor landing, decorative wall panelling and two central heating radiators. Door leading through to the dining area.



DINING AREA

13'11" x 8'2" [4.25m x 2.50m]

UPVC double glazed box bay window to the rear and a set of UPVC double glazed French doors leading out to the rear garden. Central heating radiator, ceiling spotlights, access to understairs storage cupboard and open through to the kitchen with door leading to the utility room.



KITCHEN

8'4" x 8'5" [2.56m x 2.58m]

UPVC double glazed window to the rear, ceiling spotlights and fitted with a range of modern gloss wall and base units with laminate work surfaces. Stainless steel sink and drainer with mixer tap, Zanussi four ring gas hob with partial glass splashback and stainless steel extractor hood above. Integrated Zanussi double oven, integrated wine cooler, integrated Zanussi fridge freezer and integrated Bosch dishwasher.



UTILITY ROOM

5'2" x 6'0" [1.60m x 1.85m]

Composite rear door with double glazed panel, central heating radiator and fitted gloss units with laminate work surfaces. Integrated washing machine and cupboard housing the Ideal boiler. Door leading to the downstairs WC.

W.C.

5'2" x 3'4" [1.60m x 1.02m]

Frosted UPVC double glazed window to the side elevation, central heating radiator, low flush WC and pedestal wash basin with mixer tap and tiled splashback.

FIRST FLOOR LANDING

Loft access, central heating radiator, storage cupboard housing the water tank and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE

13'8" x 13'0" [4.17m x 3.98m]

UPVC double glazed window to the front elevation, central heating radiator, range of fitted wardrobes, storage over the bulkhead and door leading into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'6" x 4'7" [2.00m x 1.40m]

Frosted UPVC double glazed window to the side, central heating radiator, extractor fan, low flush WC, pedestal wash basin with mixer tap and shower cubicle with mains fed shower and glass screen. Fully tiled walls.



BEDROOM TWO

13'0" x 10'0" [3.97m x 3.07m]

UPVC double glazed box window to the front elevation, central heating radiator and storage above the bulkhead.



BEDROOM THREE

12'0" x 9'0" [3.68m x 2.75m]

UPVC double glazed window to the rear elevation, central heating radiator, decorative wall panelling and fitted wardrobes.

BEDROOM FOUR

7'3" x 11'3" [2.22m x 3.45m]

UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.

7'0" x 6'5" [max] x 5'4" [min] [2.15 x 1.96 [max] x 1.63 [min]]

Low flush WC, Pedestal wash basin with mixer tap, panelled bath with mixer tap, extractor fan, UPVC double glazed frosted windows, chrome ladder style central heating radiator and tiling



OUTSIDE

Externally to the front the garden is mainly laid to lawn with mature shrub borders. A tarmac driveway provides off road parking for two vehicles and leads to the single integral garage (6m x 3m) with up and over door. The property also benefits from an EV charging point. The rear garden has been landscaped and is mainly lawned with a pebbled border and a porcelain paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing.

COUNCIL TAX BAND

The council tax band for this property is D.

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.