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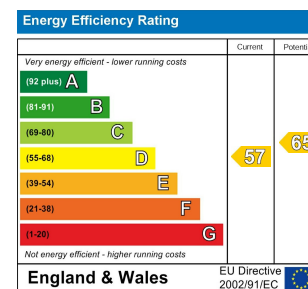
60 Maple Avenue, Pontefract, WF8 3QN

For Sale Freehold £550,000

Thoughtfully refurbished to a lovely standard, a four/five bedroomed substantial detached family house set on a large plot extending to 0.25 acres, with a lovely South facing garden to the rear, set in this highly sought after Pontefract area.

With a gas fired central heating system and predominantly UPVC sealed unit double glazed windows, this comfortable and attractively presented family home is approached via a side entrance hall from the car port. Off the entrance hall, there is a boot room, as well as a separate guest w.c. The main living room takes full advantage of the southerly views over the garden, with French doors and a curved bay window. An archway then leads through into a large extended kitchen, that is fitted to a good standard. Off the kitchen there is a separate utility room and completing the ground floor accommodation there is a separate family room that could easily double up as a fifth bedroom, with its attached shower room, if required. To the first floor, the principal bedroom has a well appointed en suite, with the three further good sized bedrooms being served by a bathroom, fitted with a four piece suite. Outside the particularly large plot is approached via a driveway that provides ample off street parking and leads up to a car port and single garage. The main gardens lie to the rear of the house with a lovely southerly aspect with various paved patio sitting areas, conservatory and garden room.

The property is situated in this fashionable South Pontefract area within easy reach of a good range of shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centre of Pontefract, which has several railway stations and ready access to the motorway network.



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



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ACCOMMODATION

ENTRANCE HALL

Composite panelled side entrance door from the car port and parquet flooring. Central heating radiator, turn staircase to the first floor and useful understairs cupboard.

BOOT ROOM

5'6" x 5'2" [1.7m x 1.6m]

Frosted window to the front and leaded light single glazed window to the side. Continuation of the parquet flooring and central heating radiator.

GUEST W.C.

4'11" x 2'11" [1.5m x 0.9m]

Single glazed leaded light window to the side and fitted with a modern white and chrome two piece cloakroom suite comprising low suite w.c. and vanity wash basin with cupboard under. Ladder style heated towel rail.

LIVING ROOM

26'6" x 11'1" [8.1m x 3.4m]

Lovely South facing room with French doors and curved bay window overlooking the garden. Two central heating radiators, fireplace with a stone hearth

and provision for an electric fire. Provision for a wall mounted television.

FAMILY ROOM

14'1" x 10'9" [4.3m x 3.3m]

Window overlooking the back garden, central heating radiator and concealed sliding door leading through to the shower room. This room could ideally be used as a fifth bedroom, if required.

SHOWER ROOM/W.C.

7'10" x 3'3" [2.4m x 1.0m]

Fitted with a modern white and chrome three piece suite comprising shower cubicle with electric shower and glazed screen, vanity wash basin with cupboards under and low suite w.c. Extractor fan and ladder style heated towel rail.

KITCHEN

13'5" x 13'1" plus 9'10" x 8'10" [4.1m x 4.0m plus 3.0m x 2.7m]

A lovely modern fitted kitchen with gloss fronted fitted cupboards with solid wood butchers block style work tops and matching island unit. Range style cooker that can be made available to purchase by separate negotiation with a glazed splash back and

filter hood over. Inset acrylic sink unit, integrated dishwasher, two contemporary style vertical central heating radiators and side by side American style fridge/freezer that is available by separate negotiation. Large windows to the front and archway through to the living room.

UTILITY

10'2" x 4'11" [3.1m x 1.5m]

Composite external door to the front, central heating radiator, space and plumbing for a washing machine as well as space and plumbing for a tumble dryer.

FIRST FLOOR LANDING

Window to the front, central heating radiator, built in linen cupboard that also houses the gas fired combination central heating boiler and loft access point.

BEDROOM ONE

14'1" x 13'5" [4.3m x 4.1m]

A lovely large bedroom with a Velux style roof light set into the characterful sloping ceiling to the rear. Double central heating radiator.

EN SUITE/W.C.

9'10" x 5'6" [3.0m x 1.7m]

Velux roof light set into the sloping ceiling to the front and fitted with an attractive white and chrome four piece suite comprising panelled bath with shower attachment over, separate shower cubicle with twin head shower and glazed screen. Vanity wash basin with cupboards under and low suite with concealed cistern. Contemporary style vertical central heating radiator and extractor fan.

BEDROOM TWO

15'1" x 11'1" [4.6m x 3.4m]

Large window overlooking the back garden and an additional window to the side. Central heating radiator.

BEDROOM THREE

11'5" x 11'1" [3.5m x 3.4m]

Curved bay window overlooking the back garden and central heating radiator.

BEDROOM FOUR

12'9" x 7'10" [3.9m x 2.4m]

Window to the side and central heating radiator.

BATHROOM/W.C.

12'9" x 6'2" [max] [3.9m x 1.9m [max]]

Fitted to a lovely standard with a four piece white and chrome suite comprising freestanding double ended bath with shower attachment, separate shower cubicle with twin head shower and glazed screen, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Part tiled walls and tiled floor. Contemporary style vertical central heating radiator and extractor fan.

OUTSIDE

To the front the property is approached via a driveway that provides ample off street parking and leads up to a single garage, as well as a wide car port. To the front of the property there is a near garden with fencing for privacy. There is an additional area to the side of the garage with leads round to a particularly well proportioned back garden that has a lovely southerly aspect, as well as a level lawn and paved patio sitting areas. To one of the patio sitting areas, there is a conservatory built onto the back of the garage. In addition, there is a freestanding bar style room in the corner of the garden with a further sitting area. Immediately outside the rear of the house there is a broad York stone paved patio sitting area, taking full advantage of the southerly aspect.

COUNCIL TAX BAND

The council tax band for this property is F.

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.