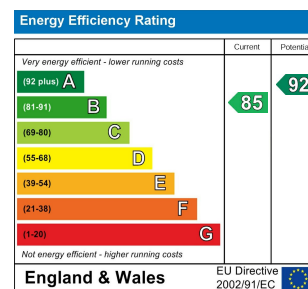
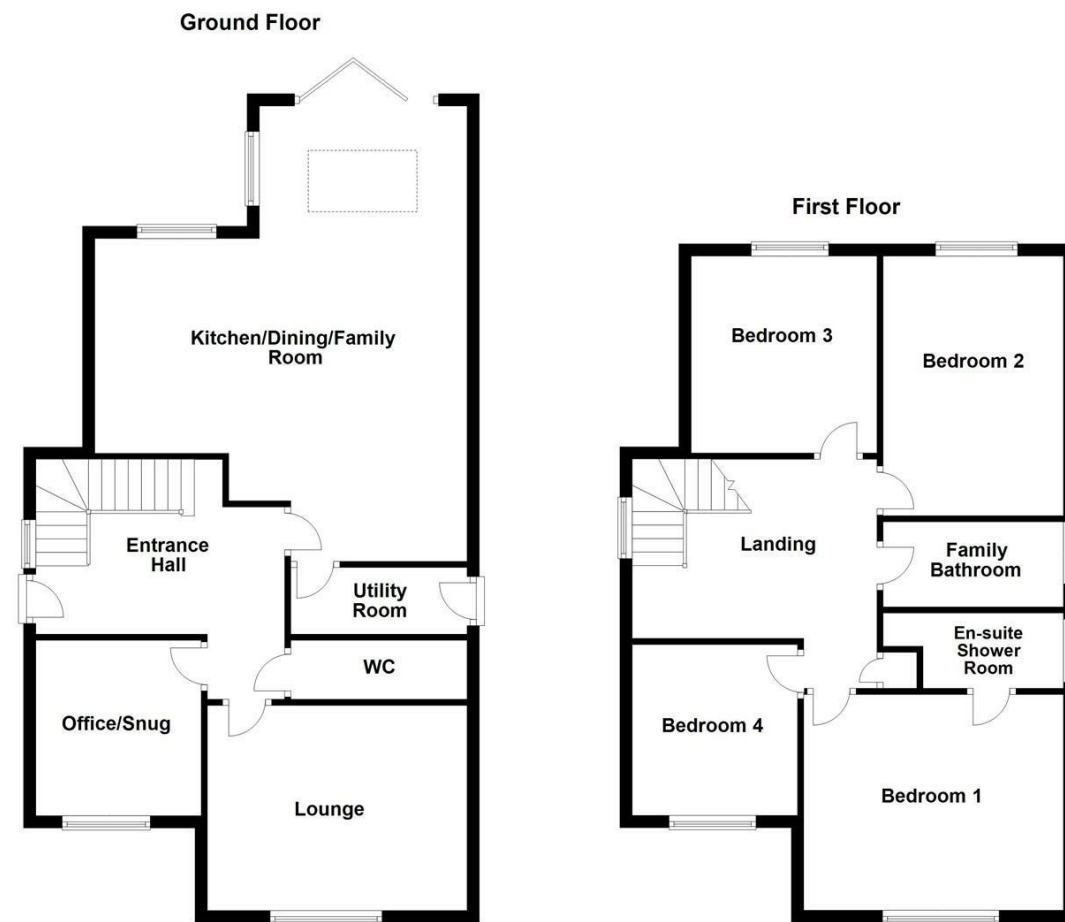




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



Plot 1 Farriers Walk, Pontefract, WF8 4QR
For Sale Freehold £480,000

Occupying a corner plot position is this brand new executive detached family home within this select cul-de-sac development of only four properties. Offering spacious living accommodation throughout with four bedrooms.

Boasting oak internal doors, brushed metal electrical sockets, underfloor heating to the ground floor, carpets not included by can be provided as a cost if required, gas central heating to the first floor, UPVC double glazing, fibre broadband direct, cat 6 media cabling wired throughout with CCTV, Sky TV and/or digital TV can be provided at an additional cost. The accommodation fully comprises entrance hall, downstairs w.c., open plan kitchen dining family room, a lounge, office/snug and to the first floor landing there are four bedrooms, the main bedroom complimented with en suite shower room/w.c. in addition to the house bathroom/w.c. Please note, upon an agreed sale price the buyer will have the option to finalise details within the kitchen, bathroom and en suite shower room/w.c. Outside there will be newly turfed gardens to the front and rear as well as Indian stone terrace patio, nearer completion. To the side there is a block paved driveway providing off road parking and leading to the detached brick built garage with light, power and electric roller doors.

Located within this popular vicinity of Pontefract the property is within walking distance to Pontefract Racecourse and Pontefract College. Good commuter access points such as the M62 motorway network and local bus routes. Amenities are nearby via Pontefract town centre.

Available with no upward chain and immediate vacant possession, an early viewing comes highly recommended to fully appreciate the accommodation on offer. A professional consultants certificate from date of practical completion will be provided.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, partial solid oak staircase with glass balustrade to the first floor landing, UPVC double glazed window to the front, karndean luxury vinyl flooring with underfloor heating, doors to the office, w.c., lounge and kitchen dining family room.

LOUNGE

4.23m x 4.14m [1.22m.7.01mm x 1.22m.4.27mm]
UPVC double glazed window to the side, underfloor heating.

W.C.

UPVC double glazed frosted window to the rear, recess ceiling spotlights and underfloor heating.

OPEN PLAN KITCHEN DINING FAMILY ROOM

26'10" x 20'2" max x 9'7" x min [8.19m x 6.15m max x 2.93m x min]

Feature UPVC double glazed lantern window, aluminium double glazed sliding bi-folding doors, further UPVC double glazed windows to the front and side, karndean luxury vinyl flooring with underfloor heating, recess spotlights, AEG cooker

and induction hob as standard. Potential purchasers have the option to be included in the finalising details of the kitchen including choice of quality units and quartz worktop, subject to an agreed sale. Door into the utility room.

UTILITY ROOM

5'1" x 10'2" [1.55m x 3.11m]
Underfloor heating, the combi boiler is housed here, composite door to the rear, recessed LED spotlights.

FIRST FLOOR LANDING

UPVC double glazed frosted window to the front. Access to four bedrooms and bathroom/w.c. Airing cupboard and radiator.

BEDROOM ONE

13'10" x 13'7" [4.24m x 4.15m]
UPVC double glazed window to the side, radiator, door to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

5'10" x 6'6" min x 9'8" max into shower [1.78m x 2m min x 2.96m max into shower]
Recessed LED spotlights, UPVC double glazed frosted window to the rear and karndean luxury vinyl flooring. Potential purchasers have the option to be

included in the finalising details of the en suite, subject to an agreed sale, which will be supplied by Roca, choice will be available on the sink unit colour.

BEDROOM TWO

9'7" x 13'10" [2.94m x 4.24m]
UPVC double glazed window to the side, radiator.

BEDROOM THREE

10'1" x 10'0" [3.09m x 3.07m]
UPVC double glazed window to the side, radiator.

BEDROOM FOUR

9'8" x 9'4" [2.95m x 2.86m]
Loft access, UPVC double glazed window to the side, radiator.

BATHROOM/W.C.

6'1" x 9'8" [1.87m x 2.96m]
UPVC double glazed frosted window to the rear, recessed LED spotlights and karndean luxury vinyl flooring. Potential purchasers have the option to be included in the finalising details of the bathroom, subject to an agreed sale, which will be supplied by Roca, choice will be available on the sink unit colour.

OUTSIDE

There will be turfed gardens to the front and sides, which will be finished nearer completion. Off the kitchen side there will be Indian stone terrace patio with Indian stone paving. A block paved driveway will provide off road parking for two-three cars and leads to the detached brick built garage with electric roller door, light and power There will be a pathway to the bi-folding doors and premium automated gate system provided in the entrance to the development with two way intercom.



PLEASE NOTE

There is a 1% non refundable deposit payable to the vendor, should a proceedable offer be accepted.

PLEASE NOTE

There will be a management company to be set up to cover shared costs of gates, lights and private road.

COUNCIL TAX BAND

The council tax band for this property is TBC.

EPC RATING

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

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.