

WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

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01924 260 022

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01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## Plot 2 Farriers Walk, Pontefract, WF8 4QR

### For Sale Freehold £475,000

Stunning new build home within a select gated development of only four dwellings and enjoying high specification throughout is this fantastic four bedroom executive detached house.

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 comprises entrance hallway, lounge, superb open plan kitchen dining family room, office/snug, w.c. and a solid oak glass balustrade staircase leads to the first floor landing. The first floor has the principal bedroom with en suite shower room, three further bedrooms and the contemporary house bathroom/w.c. Outside the vendors advise that there will be newly turfed lawned gardens to the rear and side nearer completion. A block paved driveway provides off road parking for two cars leading to the detached brick built garage with light, power and electric roller door.

Situated in this prime part of Pontefract, the property is well placed to local amenities including shops, schools. Pontefract College. There is good access to the town centre, supermarkets and the M62 motorway network.

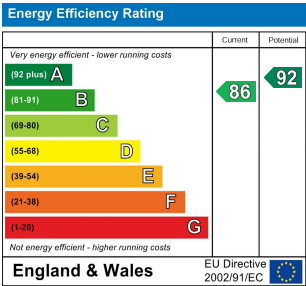
Simply a fantastic opportunity and the property truly does deserve an early viewing to appreciate the space and quality of accommodation on offer. Ready to move into now! A professional consultants certificate from date of practical completion will be provided.

**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.





## ACCOMMODATION

### ENTRANCE HALLWAY

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

### OFFICE

9'3" x 10'2" [2.83m x 3.11m]

UPVC double glazed window to the front, underfloor heating.

### DOWNSTAIRS W.C.

Concealed Roca wash basin over vanity unit and w.c. Karndeans flooring.

### LOUNGE

15'7" x 10'2" [4.77m x 3.12m]

UPVC double glazed window to the front, underfloor heating and t.v. point.



### OPEN PLAN KITCHEN DINING FAMILY ROOM

28'8" x 12'2" max x 11'11" min [8.74m x 3.72m max x 3.64m min]

Choice of quality wall and base units with Quartz work surface over, Quartz upstands and splashback, four ring AEG electric hob and cooker included as standard, karndeans luxury vinyl flooring with underfloor heating throughout, 1 1/2 sink and Quartz drainer, two UPVC double glazed windows to the rear, aluminium double glazed bi-fold doors to the rear, integrated fridge and freezer, drawers, integrated AEG dishwasher, recessed LED spotlights, door to the utility room, t.v. point.



### UTILITY ROOM

6'5" x 5'1" [1.98m x 1.57m]

Quartz work surface over incorporating sink, plumbing for automatic washing machine, boiler, composite side entrance door, Karndeans flooring with underfloor heating. The combi boiler is housed here.

### FIRST FLOOR LANDING

UPVC double glazed frosted window to the front, doors to four bedrooms, radiator and door to the family bathroom/w.c.

### BEDROOM ONE

13'11" x 14'3" max x 11'8" min [4.25m x 4.35m max x 3.56m min]

Two UPVC double glazed windows to the rear, two central heating radiators, door to the en suite shower room/w.c. T.v. point.



### EN SUITE SHOWER ROOM/W.C.

6'0" x 5'9" [1.84m x 1.77m]

Low flush w.c., corner shower cubicle with mixer shower and attachment. Tiled walls, karndeans luxury vinyl flooring, wash basin over vanity drawers, heated chrome towel radiator, recessed LED Spotlight, UPVC double glazed frosted window to the side. The bathroom will be supplied by Roca, choice will be available on the sink unit colour.

### BEDROOM TWO

14'4" x 11'5" max x 8'6" min [4.37m x 3.48m max x 2.60m min]

Two UPVC double glazed windows to the rear, radiator, loft access.



### BEDROOM THREE

11'8" x 10'2" [3.56m x 3.11m]

UPVC double glazed window to the front, radiator.

### BEDROOM FOUR

9'3" x 10'0" [2.84m x 3.07m]

UPVC double glazed window to the front and radiator.

### HOUSE BATHROOM/W.C.

6'5" x 7'0" [1.96m x 2.15m]

Roca suite comprising low flush w.c., wash basin [choice will be available on sink unit colour] over vanity drawers, panelled bath, fully tiled walls, karndeans luxury vinyl flooring, heated chrome two radiator, recessed LED spotlights and UPVC double glazed frosted window to the side.



### OUTSIDE

There will be a premium automated gate system provided in the entrance to the development with two way intercom leading to the block paved driveway at the side providing off road parking for two vehicles and leading to the brick built detached garage with electric roller door. To the rear there is an Indian stone terrace patio with Indian stove paving. The rear of the property will have newly laid turf before completion.

### 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.