



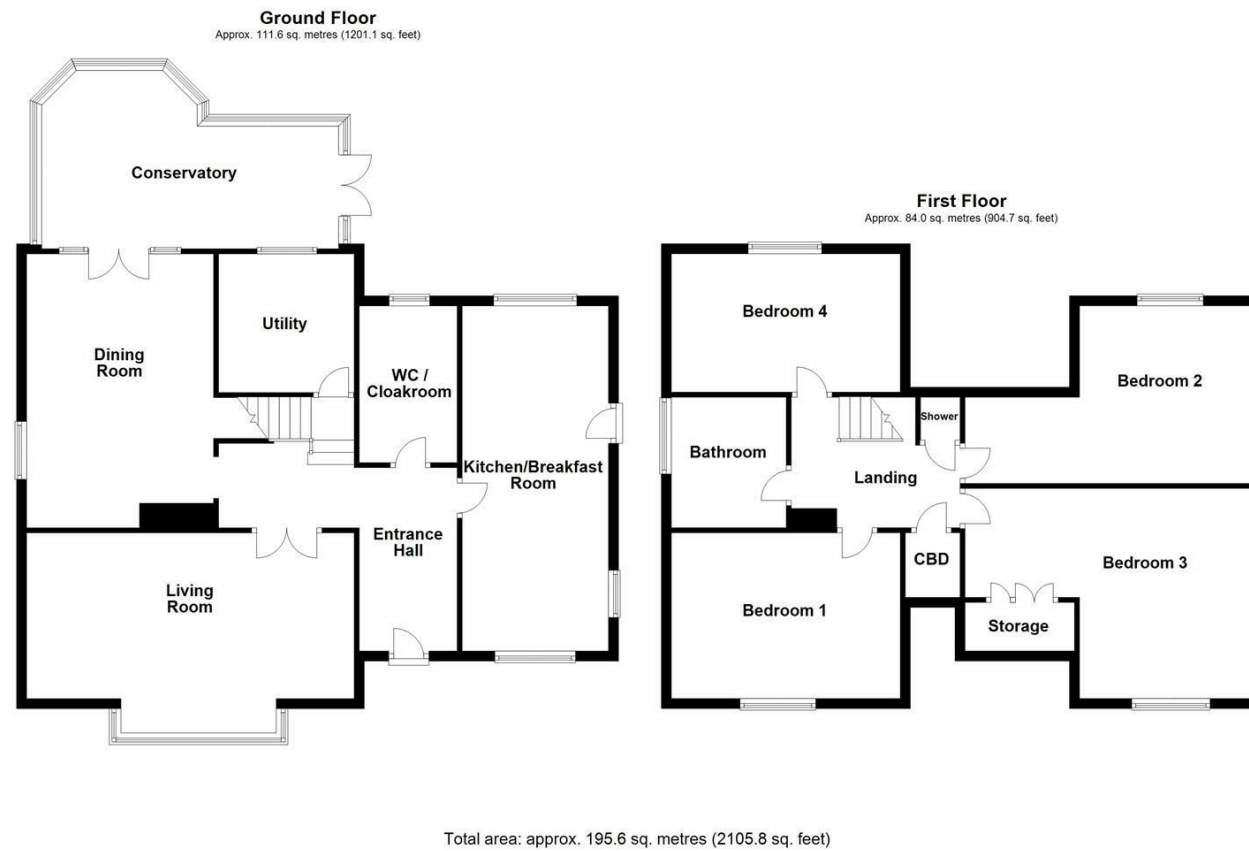
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19 Beech Crescent, Darrington, Pontefract, WF8 3AE

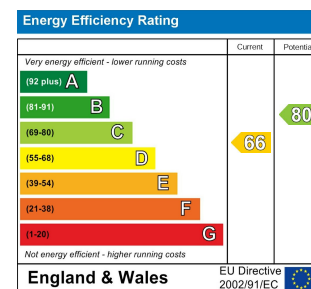
For Sale Freehold £550,000

Nestled in the sought after village of Darrington sat on a generous sized plot is this beautifully presented four bedroom detached home benefiting from well proportioned accommodation, conservatory, ample off road parking furthered by a detached garage and expansive front and rear gardens.

The property briefly comprises of the entrance hall, kitchen/breakfast room, downstairs w.c./cloakroom, utility, dining room, living room and conservatory. The first floor landing leads to four double bedrooms, the house bathroom/w.c. and separate shower cubicle. Outside to the front there is an expansive lawned garden with large limestone chipped driveway continuing down the side of the property leading to the single detached garage. The rear garden is laid to lawn with planted bed border, mature trees, allotment style area and pebbled and paved patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

Darrington makes an ideal location for a range of buyers and for growing families looking to locate to the area its aptly placed for local schools, some of the best in the area and for families who enjoy idyllic walks the countryside setting is perfect. For those who travel for work the A1 motorway is only a short drive from the property and the property is on local bus routes to and from Pontefract as well as other towns and cities.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended to avoid disappointment.



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

16'5" x 11'11" [max] x 3'11" [min] [5.01m x 3.64m [max] x 1.2m [min]]

Partial spotlights to the ceiling, coving to the ceiling, two central heating radiators, stairs to the first floor landing and a set of UPVC double glazed French doors into the living room. An opening through to the dining room and doors to the downstairs w.c./cloakroom, kitchen/breakfast room and utility room.

LIVING ROOM

10'9" x 21'5" [3.29m x 6.53m]

Three central heating radiators, coving to the ceiling, UPVC double glazed box window to the front and an open fireplace with stone hearth, exposed brick surround and wooden mantle.



DINING ROOM

12'1" x 17'10" [max] x 6'7" [min] [3.69m x 5.45m [max] x 2.03m [min]]

Two central heating radiators, UPVC double glazed window to the side, set of UPVC double glazed French doors into the conservatory and coving to the ceiling.

UTILITY ROOM

8'10" x 9'0" [2.7m x 2.76m]

Range of wall and base units with laminate work surface over, space and plumbing for a washing machine, tumble dryer and under counter fridge/freezer. UPVC double glazed window to the conservatory, central heating radiator and coving to the ceiling.

CONSERVATORY

11'5" x 16'0" [max] x 4'2" [min] [3.49m x 4.9m [max] x 1.29m [min]]

Surrounded by UPVC double glazed windows, UPVC double glazed window to the utility, UPVC double glazed French doors to the rear garden and central heating radiator.



W.C./CLOAKROOM

10'2" x 6'4" [max] x 2'5" [min] [3.12m x 1.95m [max] x 0.75m [min]]

Low flush w.c., pedestal wash basin with mixer tap, extractor fan and fitted storage units.

KITCHEN/BREAKFAST ROOM

22'7" x 9'6" [6.89m x 2.91m]

Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Four ring induction hob with extractor hood above, integrated double oven, space and plumbing for a fridge/freezer and breakfast bar with laminate work surface over. UPVC double glazed windows to the front, side and rear. Composite side door and spotlights to the ceiling.



FIRST FLOOR LANDING

Loft access, coving to the ceiling, access to a storage cupboard, shower, bathroom and four bedrooms.

BEDROOM ONE

15'1" x 10'10" [4.62m x 3.32m]

UPVC double glazed window to the front, central heating radiator and fitted wardrobes.



BEDROOM TWO

16'4" x 10'5" [max] x 4'11" [min] [5.0m x 3.2m [max] x 1.51m [min]]

UPVC double glazed window to the front, central heating radiator and access to storage eaves.

BEDROOM THREE

16'4" x 11'9" [max] x 5'4" [min] [5.0m x 3.6m [max] x 1.65m [min]]

UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.

BEDROOM FOUR

14'11" x 8'11" [4.57m x 2.72m]

Fitted wardrobes, coving to the ceiling, central heating radiator and UPVC double glazed window to the rear.



BATHROOM/W.C.

7'8" x 8'5" [2.35m x 2.59m]

UPVC double glazed frosted window to the side, chrome ladder style radiator, concealed low flush w.c., ceramic wash basin built into storage unit and mixer tap. Panelled bath with mixer tap and shower head attachment, separate shower cubicle with shower head attachment and glass shower screen. Coving to the ceiling and fully tiled.



SHOWER

3'7" x 2'5" [1.1m x 0.76m]

Shower cubicle with shower head attachment, spotlight to the ceiling and built in extractor.

OUTSIDE

To the front of the property there is an expansive front garden laid to lawn incorporating generous planted beds and mature tree. There is a large limestone chipped driveway providing off road parking for several vehicles running down the side of the property leading to the single detached garage with roller door. The rear garden is laid to lawn with planted bed border, mature trees, allotment style area and pebbled and paved patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



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.