



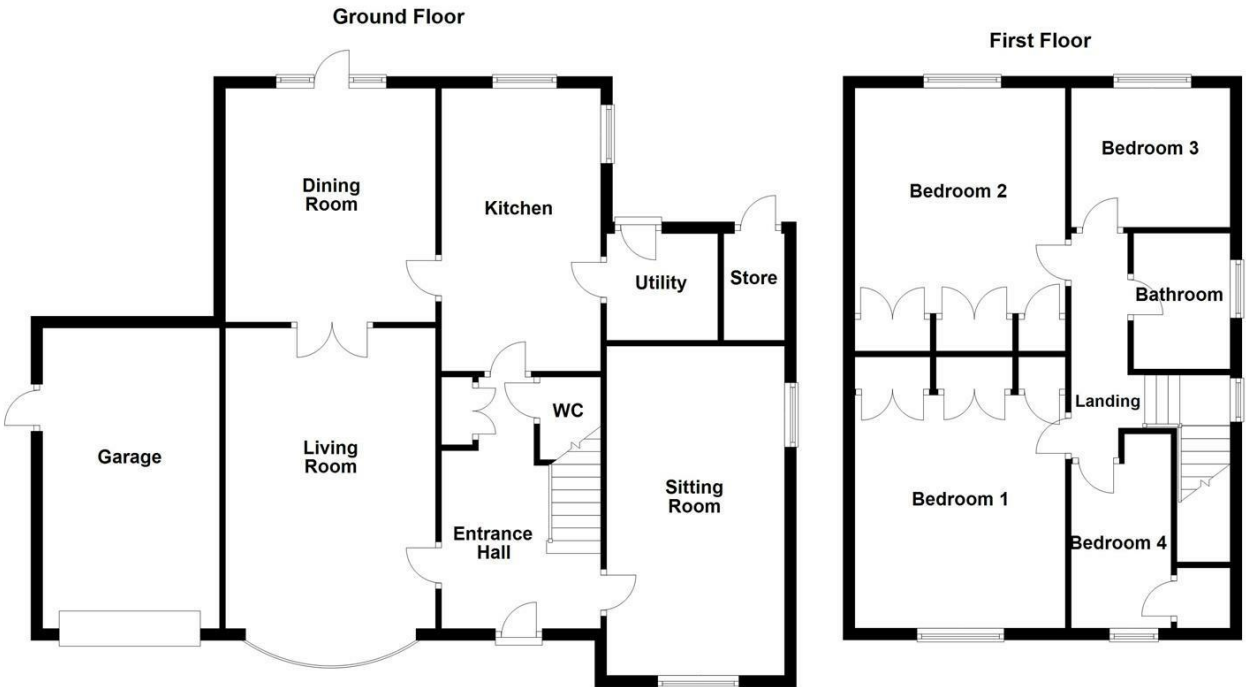
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1 Manor Farm Close, Kellington, Goole, DN14 0PF

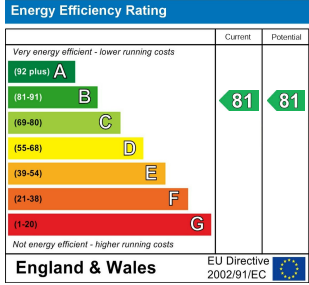
For Sale Freehold £325,000

Nestled in to a cul-de-sac location in the sought after village of Kellington is this generously size four bedroom detached family home sitting on an expansive plot and benefiting from attractive wrap around gardens, well proportioned accommodation throughout and gorgeous rural views to the rear.

The accommodation briefly comprises entrance hall, storage cupboard, downstairs w.c., living room, sitting room and kitchen. The living room leads to the dining room and the kitchen leads to the utility. The first floor landing has loft access and access to four bedrooms and the house bathroom/w.c. Bedrooms one, two and four all benefiting from a myriad of storage space. The garden is mainly laid to lawn, a generous size plot with a planted bed border, planted features and some mature trees. A tarmac driveway providing off road parking leading to the single attached garage with manual up and over door and light. Paved pathway with a pebbled border to the front door. The paved pathway wraps around both sides of the property to the rear. The front garden enclosed by hedging and walls. To the rear, the garden is a decent size and is laid to lawn with further planted features. There are walls to one side, hedging to the other and timber fencing to the rear. Beyond the fencing we have rural views of farmers field and horse paddocks making it an idyllic setting.

Kellington is an idyllic setting for a range of buyers, the rural village is perfect for walkers, however it is not too far from neighbouring towns such as Knottingley for those who look for facilities such as shops and schools nearby making this an ideal purchase for a family. For the commuter the M62 motorway is only a short distance from the property and there is local bus routes through the village of Kellington.

Only a full internal inspection will truly show what is to offer at this quality home and so an early viewing comes highly advised to avoid disappointment.



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*

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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 HALL

Frosted UPVC double glazed front door into the entrance hall. Stairs to the first floor landing, central heating radiator, access to a double door storage cupboard, doors to the living room, sitting room, downstairs w.c. and kitchen.

LIVING ROOM

11'9" x 16'10" [3.59m x 5.15m]
UPVC double glazed bow window to the front, central heating radiator, double doors into the dining room, fireplace with tiled hearth, surround and mantle. Coving to the ceiling.



DINING ROOM

11'10" x 13'1" [3.61m x 3.99m]
UPVC double glazed door to the rear garden, door into the kitchen, central heating radiator, coving to the ceiling.



KITCHEN

15'10" x 8'10" [4.85m x 2.71m]
Door to the utility. Central heating radiator, two UPVC double glazed windows (one at the rear and one to the side). A range of wall and base units with laminate work surface over, stainless steel 1.5 sink and drainer with mixer tap, tiled splashback, space and plumbing for a gas cooker, extractor hood above.

UTILITY ROOM

6'2" x 5'11" [1.9m x 1.82m]
UPVC double glazed door to the rear garden, base units with laminate work surface over, stainless steel sink and drainer, tiled splashback, space and plumbing for washing machine and tumble dryer.

DOWNSTAIRS W.C.

4'7" x 3'4" [1.41m x 1.04m]
Extractor fan, low flush w.c., pedestal wash basin and is fully tiled.

SITTING ROOM

9'11" x 18'5" [3.03m x 5.62m]
Two UPVC double glazed windows (one to the front and one to the side), coving to the ceiling, central heating radiator.

FIRST FLOOR LANDING

UPVC double glazed window to the side, central heating radiator, loft access, doors to bedrooms and house bathroom/w.c.

BEDROOM ONE

13'0" x 11'8" [3.97m x 3.58m]
Two double door wardrobes, further storage cupboard, central heating radiator, UPVC double glazed window to the front.



BEDROOM TWO

11'8" x 13'1" [3.58m x 3.99m]
Two double door wardrobes, further storage cupboard, central heating radiator and UPVC double glazed window to the rear.

BEDROOM THREE

7'9" x 9'0" [2.38m x 2.76m]
Central heating radiator, UPVC double glazed window to the rear.

BEDROOM FOUR

5'11" x 11'2" max x 9'5" min [1.81m x 3.41m max x 2.88m min]
Over stairs storage cupboard, central heating radiator, UPVC double glazed window to the front.

HOUSE BATHROOM/W.C.

8'1" x 5'10" [2.47m x 1.78m]
Frosted UPVC double glazed window to the side, central heating radiator, low flush w.c., pedestal wash basin, panelled bath with electric shower head attachment and is fully tiled. Extractor fan.

GARAGE

18'5" x 9'11" [5.62m x 3.04m]
The garage has manual up and over door. Light, Baxi combo boiler, gas and electric meters. Further side door for access.

OUTSIDE

Generous size plot and to the front there is an expansive lawned area, planted features, planted bed borders, mature trees, tarmac driveway providing off road parking leading to the single attached garage. Paved pathway with pebbled border leading up to the front entrance door and to either side of the property. Enclosed by hedging and walls. To the side and rear of the property the garden is a larger than average plot size, mainly laid to lawn with a planted border again. Hedging to one side, walls to the other and timber fencing towards the rear. Brick built store attached to the property the side of the utility. Beyond the garden there are farmers fields and horse paddocks creating an idyllic view.

COUNCIL TAX BAND

The council tax band for this property is F

EPC RATING

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

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.