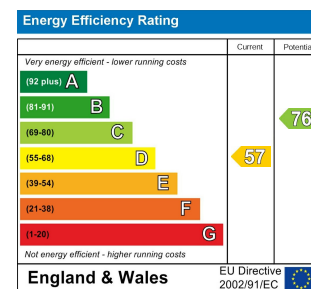
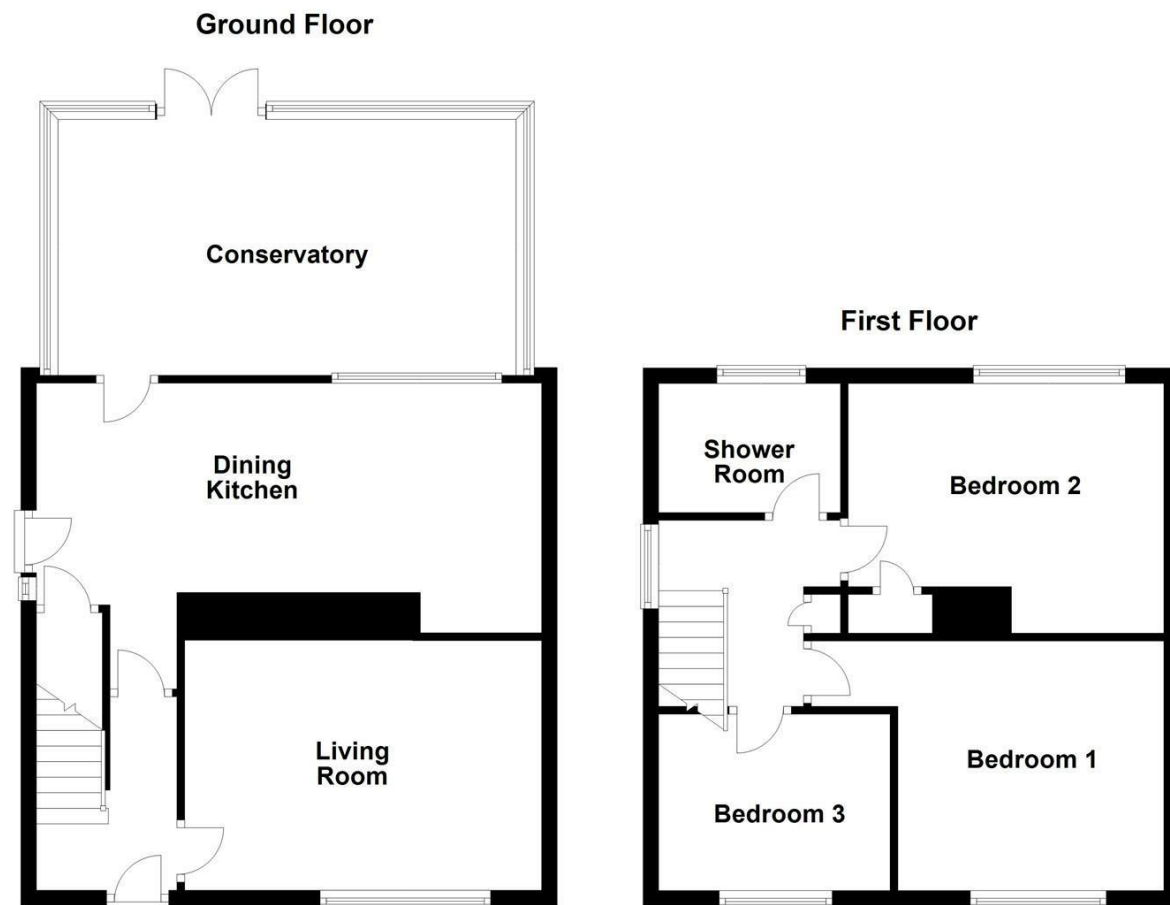




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**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any 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.



## 56 Mount Pleasant, Ackworth, Pontefract, WF7 7HU

**For Sale Freehold Asking Price £220,000**

A well presented three bedroom detached family home with a large conservatory extension to the rear, taking full advantage of the views over the superb rear garden.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming entrance hallway that leads through into a well proportioned living room that has a feature fireplace and window to the front. Spanning the rear of the house is a dining kitchen fitted with a broad range of wooden fronted units and a door that leads through into a conservatory that takes full advantage of the views over the garden. To the first floor there are two double bedrooms, plus a further single bedroom that are all served by a modern family shower room. To the front of the house there is a broad block paved parking area. Whilst round to the rear, a particular feature of the property are the gardens which gently slope away, providing a beautiful back drop with a long lawn, well stocked beds and borders and two useful storage sheds.

The property is situated in this popular residential area within very easy reach of the good range of local shops, schools and recreational facilities offered by the centre of Ackworth. A broader range of amenities are available in the nearby town centre of Pontefract and the national motorway network is readily accessible.



## ACCOMMODATION

### RECEPTION HALL

8'2" x 5'10" [2.5m x 1.8m]

UPVC front entrance door, wood effect laminate flooring, double central heating radiator and stairs to the first floor.

### LIVING ROOM

15'1" x 10'5" [4.6m x 3.2m]

Window to the front, double central heating radiator and attractive fireplace with marbled insert and hearth housing a living flame effect electric fire.

### DINING KITCHEN

21'3" x 10'5" [max] [6.5m x 3.2m [max]]

Fitted to a lovely standard with a good range of wooden fronted wall and base units with laminate work tops and tiled splash backs. Inset stainless steel sink unit, slot in point for an electric cooker with filter hood over, space and plumbing for a washing machine and dishwasher and space for an American style side by side fridge and freezer. Double central heating radiator, external door to

the side, useful understairs store and further built in cupboard and a connecting door through to the conservatory.

### CONSERVATORY

19'0" x 12'5" [5.8m x 3.8m]

Well proportioned conservatory with wood effect laminate flooring, two double central heating radiators and superb views over the rear garden.

### FIRST FLOOR LANDING

Window to the side, double central heating radiator, built in linen cupboard that also houses the Baxi gas fired central heating boiler and loft access hatch.

### BEDROOM ONE

10'5" x 9'10" plus wardrobes [3.2m x 3.0m plus wardrobes]

Window to the front, central heating radiator and full width range of fitted wardrobes with sliding doors.

### BEDROOM TWO

13'5" m x 8'6" plus recess for wardrobes [4.1 m x 2.6m plus recess for wardrobes]

Window overlooking the rear garden, central heating radiator and double fronted fitted wardrobes with sliding doors. Additional built in cupboard.

### BEDROOM THREE

9'2" x 7'6" [max] [2.8m x 2.3m [max]]

Window to the front and central heating radiator.

### SHOWER ROOM/W.C.

7'6" x 5'6" [2.3m x 1.7m]

Fitted with a wide walk in shower cubicle, pedestal wash basin and low suite w.c. Tiled walls and floor, frosted window to the rear, extractor fan and chrome ladder style heated towel rail.

### OUTSIDE

To the front the property has a wide block paved parking area with gates. A pathway accesses the side of the house round to the rear where there is a large garden that has been tended to an excellent standard with a manicured lawn and well stocked beds and borders, beyond which are two substantial storage sheds and a paved patio area.

### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.