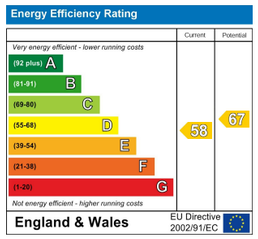


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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16 Manor Close, Kirk Smeaton, Pontefract, WF8 3LZ

For Sale Freehold £800,000

Situated in a pleasant cul de sac in the sought after village of Kirk Smeaton is this beautifully presented four bedroom detached family home. Boasting spacious accommodation, an impressive extended bar and entertainment room, ample off road parking and a landscaped rear garden with bespoke outdoor kitchen, this superb property is ideal for modern family living. Further benefits include a professionally fitted alarm and high definition CCTV system, integrated air conditioning providing both heating and cooling, a dual zone heating system and high speed fibre broadband connectivity.

The accommodation briefly comprises a welcoming entrance hall with staircase leading to the first floor and access to the downstairs WC, spacious living room and separate dining room. Both reception rooms lead through to the well appointed kitchen breakfast room, with the living room also enjoying direct access to the rear garden. The kitchen breakfast room opens into an impressive extended bar and entertainment room, creating a fantastic space for hosting family and friends, with further access onto the rear garden. A separate utility room provides additional practicality and leads to the side of the property and integral garage, which benefits from power, lighting, an electrically operated sectional door and houses the oil fired boiler. To the first floor, the landing provides access to four generously proportioned bedrooms, including the principal bedroom with its own en suite shower room, together with a contemporary family bathroom and loft access.

The property also benefits from a range of modern features designed to enhance comfort, convenience and security. A professionally installed alarm system and CCTV with high definition cameras provide additional peace of mind, while the air conditioning systems are fully integrated within the roof space, avoiding the need for bulky wall mounted internal units. These systems provide both cooling and heating, ensuring comfort throughout the seasons. The central heating system also incorporates two independently controlled zones for the ground and first floors, allowing temperatures to be regulated separately. High speed fibre internet connectivity provides excellent provision for home working, streaming and everyday family use. In addition, the entire property benefits from seamless, one piece powder coated aluminium guttering, designed to offer a durable, leak free and maintenance free solution.

Externally, the property enjoys an attractive, low maintenance frontage with an extensive block paved driveway providing off road parking for several vehicles and access to the integral garage. The front garden is complemented by porcelain paved areas and raised planted borders with railway sleeper edging, while a useful timber garden shed provides additional storage to the side. To the rear is a beautifully landscaped and fully enclosed garden, thoughtfully designed for outdoor living and entertaining. Featuring a combination of composite decking, stone paved patio areas and artificial lawn, the garden offers an exceptional low maintenance space for relaxation. A particular highlight is the impressive purpose built outdoor kitchen, complete with pizza oven and grill, creating the ideal setting for al fresco dining and summer gatherings. Enclosed by boundary walling and timber fencing, the garden also provides a secure environment for children and pets.

Situated within the picturesque village of Kirk Smeaton, the property enjoys an idyllic setting surrounded by attractive countryside and scenic walking routes, while remaining conveniently positioned for well regarded schools and traditional village public houses. A wider range of shops, amenities and leisure facilities can be found in the neighbouring towns of Pontefract and Hemsworth. Local bus services operate nearby, while railway stations at Whitley Bridge, Adwick and Pontefract provide connections to the wider region. The A1 motorway is also readily accessible, offering convenient links to the M1 and M62 motorway networks for those commuting further afield.



ACCOMMODATION

ENTRANCE HALL
7'10" x 7'11" (2.40m x 2.43m)
Composite front entrance door with frosted and stained glass panel leading into the entrance hall. Staircase providing access to the first floor landing. Doors provide access to the living room, dining room and downstairs W.C.

W.C.
3'11" x 7'11" (1.20m x 2.43m)
Fitted with a concealed cistern low flush W.C. and wash basin with mixer tap set within a storage unit, with tiled splashback. Coving to the ceiling, extractor fan and access to a useful understairs storage cupboard.

LIVING ROOM
23'3" x 10'9" (7.11m x 3.30m)
UPVC double glazed box window overlooking the front elevation and powder coated aluminium sliding doors opening to the rear. Two column style central heating radiators and feature tiled media wall style chimney breast. Two separate dual air conditioning systems. Double doors provide access into the kitchen breakfast room.



DINING ROOM
12'1" x 11'4" (3.70m x 3.47m)
UPVC double glazed window overlooking the front elevation and column style central heating radiator. Door providing access into the kitchen breakfast room.



KITCHEN BREAKFAST ROOM
19'10" x 8'11" (6.05m x 2.73m)
Two UPVC double glazed windows overlooking the rear elevation, inset spotlights to the ceiling and column style central heating radiator. The kitchen is fitted with a range of contemporary wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap, filtered hot and cold water tap and a water softening system. Integrated double oven, integrated wine cooler, integrated dishwasher and five ring induction hob with partial glazed splashback and extractor hood above. Kickboard heating. Access to the dining room, living room and entertaining room.

ENTERTAINMENT/BAR ROOM
31'11" x 16'6" (9.75m x 5.05m)
A superb additional entertaining space with vaulted style ceiling. Two custom UPVC double glazed windows overlooking the rear together with two Velux style roof windows, which are fully electric and self closing if it rains. Powder coated aluminium sliding doors opening onto the garden. Karndean flooring with underfloor heating. Access through to the utility room.



UTILITY ROOM
11'5" x 6'4" (3.50m x 1.95m)
UPVC double glazed door providing access to the side elevation. Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink with mixer tap and tiled splashbacks. Space and plumbing for a washing machine and tumble dryer. Two ladder style heated towel radiators, inset spotlights and extractor fan. Door providing internal access into the garage.

INTEGRAL GARAGE
17'0" x 16'5" (5.20m x 5.02m)
Electric sectional garage door, power and lighting. The oil fired Vortex boiler and hot water cylinder are also housed within the garage.

FIRST FLOOR LANDING
Loft access. Doors provide access to four bedrooms and the house bathroom.

BEDROOM ONE
16'6" x 11'9" (5.03m x 3.60m)
UPVC double glazed window overlooking the front elevation and column style central heating radiator. Range of fitted wardrobes. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
9'4" x 5'11" (2.85m x 1.81m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a contemporary suite comprising concealed cistern low flush W.C., wash basin with mixer tap set within a storage unit and shower enclosure with mains fed overhead shower, separate shower attachment and glazed shower screen. Fully tiled walls, column style central heating radiator, inset spotlights, extractor fan, shaver points and LED mirror.

BEDROOM TWO
13'8" x 11'1" (4.18m x 3.40m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Fitted wardrobe.

BEDROOM THREE
9'5" x 8'3" (2.88m x 2.52m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR
9'5" x 8'4" (2.88m x 2.55m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

HOUSE BATHROOM/W.C.
7'5" x 5'10" (2.28m x 1.78m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a contemporary suite comprising concealed cistern low flush W.C., wash basin with mixer tap set within vanity storage and panelled bath with mixer tap, mains fed shower attachment and glazed shower screen. Fully tiled walls, column style central heating radiator, inset spotlights and extractor fan.



OUTSIDE
To the front is a generous block paved driveway providing ample off road parking for several vehicles. The frontage is enclosed by walling and fencing, with a composite and wrought iron electric sliding gate providing access. There is also a porcelain paved patio area, ideal for outdoor seating, together with a raised railway sleeper border containing mature shrubs. The beautifully landscaped rear garden has been thoughtfully designed with low maintenance and outdoor entertaining in mind. A particular feature is the premium Millboard decking, a high quality, maintenance free alternative to traditional composite decking, offering exceptional durability and a superior finish. Further seating areas include a stone paved patio, ideal for outdoor dining and relaxation, together with an artificial lawn. The garden also boasts an impressive purpose-built outdoor kitchen, complete with a grill, pizza oven, full lighting and electrical power, with the gas BBQ also included in the sale. Additional practical features include both hot and cold external water taps fitted to the rear wall of the property, together with a timber garden shed positioned to the side, providing useful storage. Fully enclosed by walling and fencing, this superb outdoor space offers an excellent combination of style, practicality and privacy, making it ideal for entertaining family and friends, whilst remaining suitable for children and pets.



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.