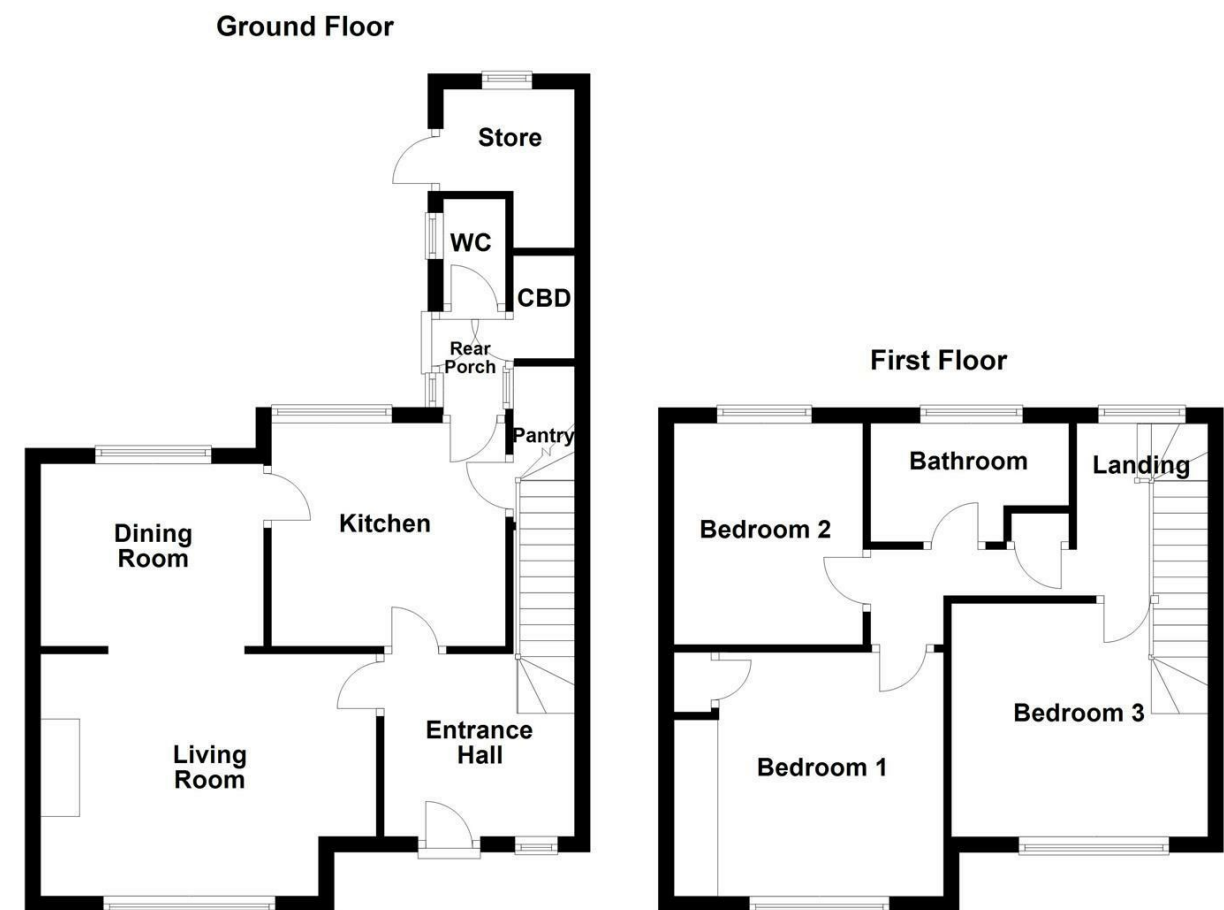




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168 Rookhill Road, Pontefract, WF8 2DD

For Sale Freehold Asking Price £180,000

A deceptively spacious three bedroom semi detached house set in this popular residential location with a larger than average garden to the rear.

With a gas fired central heating system and sealed unit double glazed windows, this lovely family home is approached via a welcoming reception hall that leads through into a well proportioned living room that overlooks the front of the house. An archway then leads through into a separate dining room that looks out over the rear garden. The kitchen is also of good proportions and has a useful pantry store off. A rear porch then leads through to a downstairs w.c. To the first floor there are three good size bedrooms served by the family bathroom/w.c. Outside, the property has gardens to both the front and rear as well as a drive that leads round to a parking space at the rear.

Within walking distance of the local amenities and schools nearby. Local bus routes travel to and from Pontefract town centre. There is good access to the M62 motorway network, perfect for the commuter looking to work or travel further afield.

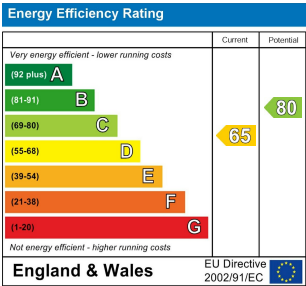
An early viewing comes highly recommended.

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.

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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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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.

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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

Composite entrance door, dado rail, central heating radiator, staircase to the first floor landing, UPVC double glazed frosted window to the front, doors leading into the living room and kitchen.

LIVING ROOM

14'10" x 10'3" [4.53m x 3.13m]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator, electric fire on a marble hearth with matching interior and a decorative surround. Dado rail, archway into the dining room.

DINING ROOM

7'6" x 9'4" [2.31m x 2.86m]

Coving to the ceiling, dado rail, central heating radiator, UPVC double glazed window to the rear, door leading into the kitchen.

KITCHEN

9'10" x 9'4" [3m x 2.87m]

A range of wall and base units with laminate work surface over, tiled splashback, 1 1/2 ceramic sink

and drainer with chrome mixer tap, plumbing and drainage for a washing machine, space for a fridge freezer, integrated oven and grill with four ring gas hob and cooker hood over, coving to the ceiling, doors leading to rear porch and pantry cupboard. Central heating radiator. The pantry [measuring 1.98m x 0.75m] has fixed shelving, light, single glazed window into the rear porch, space for appliance.

REAR PORCH

4'4" x 2'7" [1.33m x 0.79m]

UPVC double glazed frosted window and door to the rear. Door into downstairs w.c. Opening into the walk in storage/cloakroom [measuring 1.33m x 0.78m] with shelving and light.

W.C.

4'5" x 2'6" [1.35m x 0.78m]

Low flush w.c., central heating radiator, part timber clad walls with dado rail, UPVC double glazed frosted window to the side.

FIRST FLOOR LANDING

UPVC double glazed window to the rear, dado

rail, loft access via a bi-folding wooden ladder, doors leading to the bedrooms, bathroom and boiler cupboard housing the combi condensing boiler.

BEDROOM ONE

10'2" x 8'11" [3.12m x 2.72m]

Fitted double wardrobe with mirrored sliding doors, UPVC double glazed window to the front elevation, coving to the ceiling, central heating radiator, door providing access to a built in single wardrobe having radiator.

BEDROOM TWO

8'5" x 9'1" [2.57m x 2.78m]

Partial coving to the ceiling, UPVC double glazed window to the rear elevation, central heating radiator.

BEDROOM THREE

9'9" x 10'8" [2.99m x 3.26m]

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

HOUSE BATHROOM/W.C.

7'11" x 5'1" max x 3'5" min [2.42m x 1.57m max x 1.05m min]

Panelled bath with two taps and electric shower over, laminated walls to the bath area. Wash basin with chrome mixer tap built into high gloss vanity cupboards below, low flush w.c., dado rail, central heating radiator, wall mounted extractor fan and UPVC double glazed frosted window to the rear.

OUTSIDE

To the front there is an attractive lawned garden with planted borders, privet hedges and a cast iron gate providing access to the shared driveway at the side. To the rear there is a timber swing gate providing access onto a paved driveway providing off road parking for two vehicles. Paved patio area, attractive lawned garden with central paved pathway. Paved area, timber fence and swing gate providing access into a further part of the rear garden, which is lawned with central pathway and planted borders. Timber panelled fence surrounds. Outdoor store room with timber

door, UPVC double glazed frosted window to the rear, water point and light. Outside sensor lighting.

COUNCIL TAX BAND

The council tax band for this property is A

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.

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.