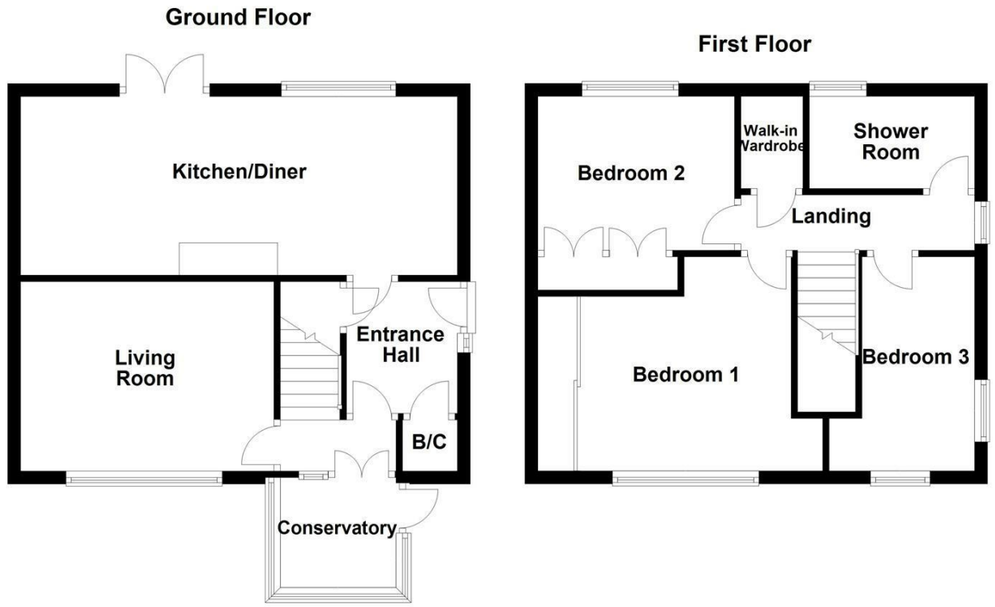
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



14 Common Road, Kinsley, Pontefract, WF9 5JP

For Sale Freehold Asking Price £144,500

A superb opportunity to purchase this semi detached house benefiting from three good sized bedrooms, a modern shower room, spacious kitchen diner with integrated appliances, conservatory and enclosed gardens.

The accommodation fully comprises conservatory, inner hallway, side entrance hall, living room with feature fireplace and a spacious kitchen diner with French doors to the rear garden. To the first floor landing there are three good size bedrooms and a modern bathroom/w.c. Outside there are double timber gates providing access to a block paved parking space, low maintenance pebbled garden with planted borders and timber decked seating area, side garden with block paved seating area and pergola, the rear has brick built outhouse, large timber summer house, decking and paved patio area all enclosed by fenced surrounds.

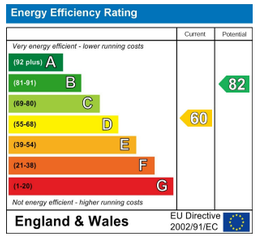
The property is within walking distance to the local amenities and schools within Kinsley. Local bus routes travel to and from Pontefract town centre as well as Wakefield. The M62 motorway network is only a short distance away perfect for the commuter looking to travel further afield and only a full internal inspection will reveal all that is on offer at this home and an early viewing comes 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.

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.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed side entrance doors leads into entrance hall with UPVC double glazed frosted window. Laminate flooring, central heating radiator, doors to understairs storage, boiler cupboard kitchen diner and inner hallway at the front.

KITCHEN DINER
9'1" x 22'2" (2.77m x 6.76m)
A range of a wall and base high gloss units with laminate work surface over, tiled splashback above, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring ceramic hob and cooker hood above, UPVC double glazed window to the rear. UPVC double glazed French doors leading into the rear garden. Electric radiator, contemporary wall mounted radiator in anthracite, electric fire with wooden surround and hearth. Coving to the ceiling. Integrated washing machine, integrated fridge, integrated freezer.

INNER HALLWAY
Double timber doors to the conservatory, staircase with handrail leading to the first floor landing. Door into the living room.

LIVING ROOM
12'11" x 9'7" (3.94m x 2.94m)
Coving to the ceiling, electric fire on a marble hearth with matching interior and wooden surround. UPVC double glazed window to the front, central heating radiator.

CONSERVATORY
5'6" x 5'9" (1.70m x 1.76m)
UPVC double glazed windows, UPVC double glazed door to the front.

FIRST FLOOR LANDING
Doors to the bedrooms, shower room/w.c. and walk in wardrobe. UPVC double glazed window to the side elevation. Loft access.

BEDROOM ONE
10'11" x 12'5" max x 10'9" min (3.34m x 3.79m max x 3.28m min)
Fitted double wardrobe with mirrored doors, central heating radiator, UPVC double glazed window to the front.

BEDROOM TWO
10'0" x 8'0" (3.06m x 2.44m)
UPVC double glazed window to the rear, central heating radiator and built in double wardrobe with bi-folding wooden doors.

BEDROOM THREE
10'11" x 7'4" max x 5'9" min (3.34m x 2.26m max x 1.77m min)
UPVC double glazed windows to the side and to the front enjoying a dual aspect, central heating radiator.

SHOWER ROOM/W.C.
8'5" x 4'10" (2.57m x 1.49m)
Three piece suite comprising curved corner shower cubicle with double doors, electric shower and laminated walls. Wash basin with chrome mixer tap set on vanity cupboards and a low flush w.c. with concealed cistern. Part tiled walls, chrome ladder style radiator, UPVC double glazed frosted window to the rear, vanity mirror with light above and a further UPVC double glazed frosted window to the side.

OUTSIDE
To the front there is double timber gates providing access onto a block paved driveway providing off road parking, low maintenance pebbled front garden with planted borders and a timber decked seating area. Timber gate providing access to the side of the property where there is a wooden timber pergola and a block paved seating area. The rear garden has a brick built outhouse with timber door and single glazed window. Large timber summerhouse with timber double doors and timber single glazed windows. L-shaped paved pathway, circular paved seating area with low maintenance pebbled surround, planted rear garden with paved pathway. Timber panelled fence surrounds to the rear and side. Water point connection.

COUNCIL TAX BAND
The council tax band for this property is A

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.

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