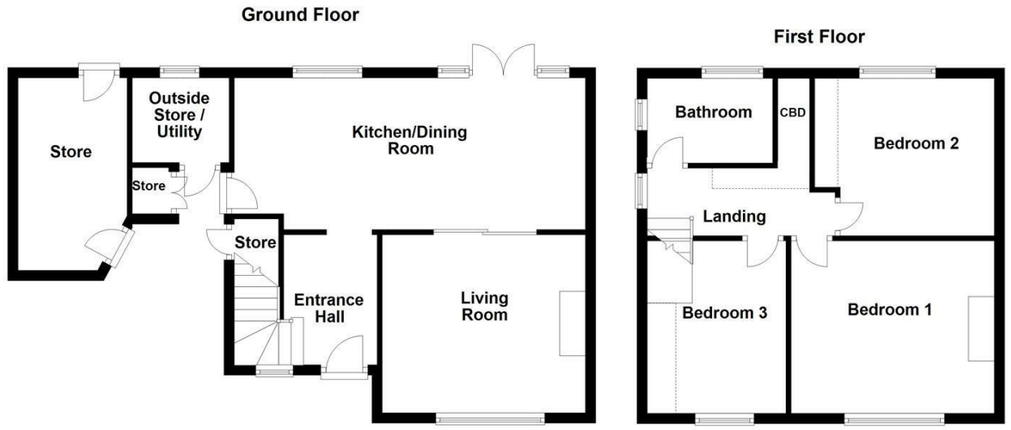
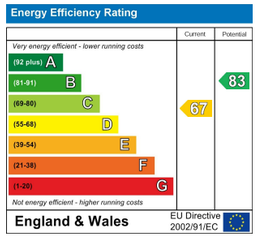


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

19 Broadway, Pontefract, WF8 2AR

For Sale Freehold £230,000

Situated a short distance from Pontefract town centre is this superbly presented three bedroom semi detached house benefitting from well proportioned accommodation throughout, ample off road parking and good sized front and rear gardens.

The property briefly comprises of the entrance hall, kitchen/dining room, living room and utility. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front, the garden is lawned with planted beds and a concrete driveway providing off road parking for two vehicles. The rear garden is low maintenance with a block paved patio and raised decked patio area, perfect for outdoor dining and entertaining, with a further outhouse, fully enclosed by timber fencing.

Located within this popular residential area with bus routes travelling to and from the town centre, local amenities and schools are nearby, whilst access to motorway networks are a ten minute drive away.

Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
8'3" x 9'1" (max) x 6'1" (min) (2.52m x 2.78m (max) x 1.87m (min))
Central heating radiator, UPVC double glazed window to the front, an opening to the kitchen/diner, coving to the ceiling and stairs to the first floor landing.

KITCHEN/DINER
22'4" x 9'7" (max) x 8'7" (min) (6.81m x 2.94m (max) x 2.63m (min))
Composite side door, UPVC double glazed window to the rear, set of UPVC double glazed French doors to the rear garden and set of sliding doors leading into the living room. Anthracite column central heating radiator. Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Four ring electric hob with partial pyrex splash back, stainless steel extractor hood above, integrated oven, integrated dishwasher and integrated fridge/freezer.

LIVING ROOM
11'3" x 12'8" (max) x 11'6" (min) (3.45m x 3.87m (max) x 3.51m (min))
UPVC double glazed window to the front, coving to the ceiling, central heating radiator and wall mounted electric fireplace.

UTILITY
5'9" x 6'0" (1.77m x 1.83m)
Laminate work surface over with plumbing for washing machine. UPVC double glazed frosted window to the rear, power and light.

FIRST FLOOR LANDING
UPVC double glazed window to the side, fitted storage cupboards leading to large storage space and doors to three bedrooms and the house bathroom.

BEDROOM ONE
11'5" x 12'7" (max) x 11'5" (min) (3.48m x 3.86m (max) x 3.5m (min))
Central heating radiator and UPVC double glazed window to the front.

BEDROOM TWO
10'0" x 10'7" (max) x 9'8" (min) (3.06m x 3.25m (max) x 2.95m (min))
UPVC double glazed window to the rear, fitted wardrobes and central heating radiator.

BEDROOM THREE
10'5" x 8'10" (max) x 5'6" (min) (3.2m x 2.71m (max) x 1.68m (min))
UPVC double glazed window to the front, central heating radiator and fitted storage with wardrobes and units.

BATHROOM/W.C.
8'6" x 5'4" (2.61m x 1.65m)
UPVC double glazed frosted windows to the side and rear, spotlights to the ceiling, loft access, low flush w.c., pedestal wash basin with mixer tap, P-shaped bath with mixer tap and shower head attachment. Chrome ladder style radiator and partially tiled.

OUTSIDE
The property sits on a corner plot with a good sized front garden, mainly laid to lawn with planted beds, timber fencing to either side and walls to the front. A concrete driveway provides off road parking for two vehicles. There are three outbuildings to the side with one leading to the utility. To the rear there is a low maintenance garden incorporating block paved patio area, perfect for outdoor dining and entertaining, with a raised decked patio area and an outbuilding, enclosed by walls and timber fencing.

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

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.