



WAKEFIELD
01924 291 294

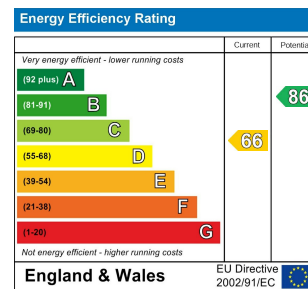
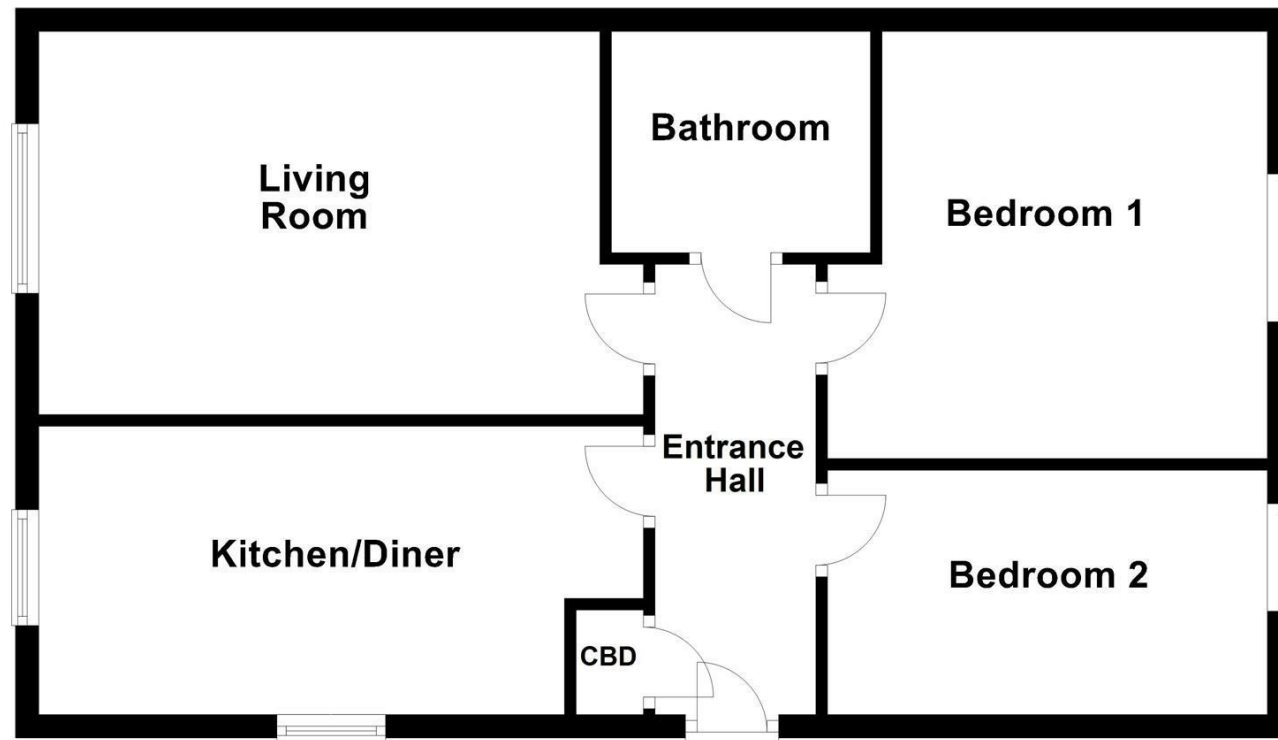
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



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.



5 Jubilee Gardens, Northgate, Pontefract, WF8 1HJ

For Sale Leasehold 75% Shared Ownership £135,000

Situated within walking distance of Pontefract town centre is this well presented two bedroom semi-detached bungalow for the over 55's, with good size accommodation throughout and lovely gardens to the rear.

The accommodation briefly comprises of an entrance hall with loft access, kitchen diner, living room, bathroom, two bedrooms and the storage cupboard. To the front of the property there is a tarmac driveway providing off road parking for at least one vehicle, the remainder of the garden is mainly paved and slate, which continues around to the side. The rear garden is paved and is perfect for outdoor dining and entertaining.

Pontefract makes an ideal place to settle for a range of buyers, as this property itself is aptly placed for local amenities such as shops and schools, as Pontefract town centre is within walking distance. The bus station and three of Pontefract's train stations are also within walking distance of the property and is close to the M62 for those who look to commute further afield.

Only a full internal inspection will show what is to offer at this well presented home and an early viewing comes highly advised.



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ACCOMMODATION

ENTRANCE HALL

4'5" x 12'7" [1.36m x 3.86]

UPVC double glazed frosted door into the entrance hall, loft access, central heating radiator, doors leading to the kitchen diner, living room, bathroom, bedrooms and storage cupboard.

KITCHEN DINER

16'5" x 8'0" max x 4'8" min [5.01m x 2.46m max x 1.44m min]

Two UPVC double glazed windows, LED spotlighting to the ceiling, central heating radiator. A range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor hood above, integrated oven, space and plumbing for a washing machine, space and plumbing for an under counter fridge freezer. Baxi boiler.

LIVING ROOM

16'5" x 10'9" max x 4'2" min [5.02m x 3.3m max x 1.29m min]

Central heating radiator, UPVC double glazed window to the front. Electric fireplace with marble hearth and surround with wooden mantel.

BATHROOM/W.C.

6'2" x 7'3" [1.88m x 2.23m]

Central heating radiator, extractor fan, outlet for shavers, low flush w.c., pedestal wash basin and panelled bath with overhead shower attachment.

BEDROOM ONE

12'4" x 12'0" max x 5'6" min [3.78m x 3.66m max x 1.68m min]

Central heating radiator, UPVC double glazed window to the rear, t.v. cable.

BEDROOM TWO

12'4" x 6'10" [3.78m x 2.1m]

Central heating radiator, UPVC double glazed window to the rear.

OUTSIDE

To the front of the property there is a tarmac

driveway providing off road parking for one vehicle. Slate and paved patio area continuing down the side. The rear garden is paved and of low maintenance enclosed by hedging and timber fencing.

COUNCIL TAX BAND

The council tax band for this property is B

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS

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

LEASEHOLD

The service charge is £400.32 [pa] and ground rent £435.96 [pa]. The remaining term of the lease is 79 years [2023]. A copy of the lease is held on our file at the Pontefract office.