



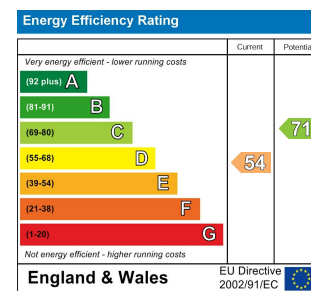
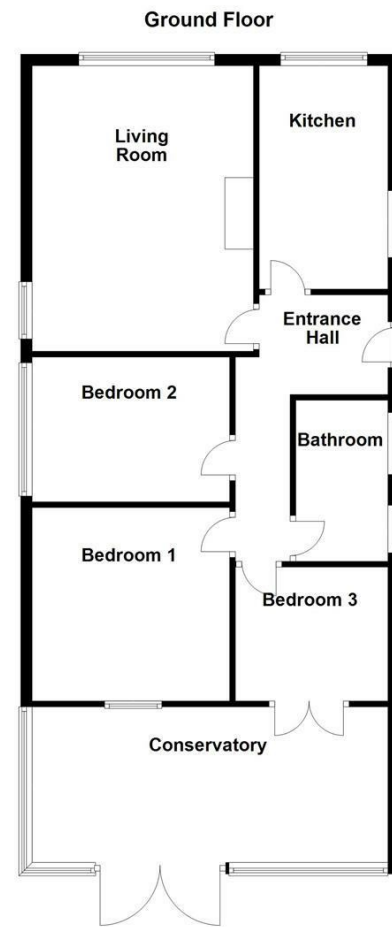
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01924 291 294

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**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.



**11 Hallgarth Road, Thorpe Audlin, Pontefract, WF8 3EU**

**For Sale Freehold Offers In The Region Of £240,000**

Situated in this popular village on the outskirts of Pontefract sits this three bedroom recently modernised detached bungalow.

Offered to the market in excellent condition, the property comprises of an entrance hall, generous living room with large window to the front, modern fitted kitchen, three bedrooms, modern house bathroom suite and large conservatory. Outside, to the front there is a lawned garden and driveway to the side providing off street parking and single garage. Whilst to the rear, there is a lawned garden and block paved patio seating area.

The property is situated in the popular village of Thorpe Audlin which sits just outside of Pontefract town centre and offers excellent commuter and transport links. The property is within close proximity to the A1m motorway and enjoys a number of well regarded local schools. Rogerthorpe Manor Hotel is situated within the village and the location is ideal for families and pets due to it's excellent walking facilities in this semi rural location.

To book in your viewing on this ideal property please call our Pontefract branch.



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## ACCOMMODATION

### ENTRANCE HALL

7'4" max x 15'3" [2.26m max x 4.66m]

Provides internal access to all accommodation. Gas central heating radiator, loft access and access to three bedrooms, bathroom/w.c., living room and kitchen.

### KITCHEN

12'9" x 7'4" [3.91m x 2.25m]

Modern fitted kitchen in light and neutral colour tones with UPVC double glazed windows to the front and side, tiled floor, four ring gas burning hob, integrated oven and grill. Space and plumbing for a Whirlpool washing machine, integrated under counter fridge, tiled splash back, extractor fan, LED ceiling spotlights and traditional ceiling coving. The kitchen also houses the Baxi boiler. Door leading into the living room.

### LIVING ROOM

12'8" x 16'4" [3.87m x 5.00m]

UPVC double glazed floor to ceiling window to the front and UPVC double glazed window to the

side. Gas central heating radiator, traditional ceiling coving and log burner style gas fire set on a stone hearth with wooden top and surround.

### BEDROOM TWO

11'4" x 8'3" [3.47m x 2.53m]

UPVC double glazed window to the side, fitted wardrobe storage, traditional ceiling coving and decorated in modern and neutral colour tones.

### BEDROOM ONE

11'4" x 11'0" [3.47m x 3.36m]

Full length floor to ceiling fitted wardrobes, gas central heating radiator and UPVC double glazed window to the rear.

### BEDROOM THREE/OFFICE

7'8" x 8'9" [2.35m x 2.67m]

UPVC double glazed French doors leading to the conservatory, engineered rustic oak flooring and gas central heating radiator. Access to the conservatory.

### BATHROOM/W.C.

8'9" x 9'2" [2.67m x 2.81m]

UPVC double glazed frosted windows to the side,

tiled floor and tiled walls. Three piece suite in white comprising low flush w.c., ceramic sink with traditional separate taps, full sized bath with electric shower facilities over and gas central heating radiator.

### CONSERVATORY

22'2" x 8'9" [6.76m x 2.69m]

UPVC double glazed windows to the side and rear. UPVC double glazed French doors to the rear which lead out to the rear garden, laminate flooring and gas central heating radiator.

### OUTSIDE

To the front of the property there is a pleasant garden laid predominantly to lawn and a driveway to the side which provides off street parking and leads to a single attached garage. There is gated access to the rear of the property where there is a pleasant lawned garden which is not overlooked, with mature planted border to the rear, block paved patio seating area and predominantly lawned garden.

### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.

### EPC RATING

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