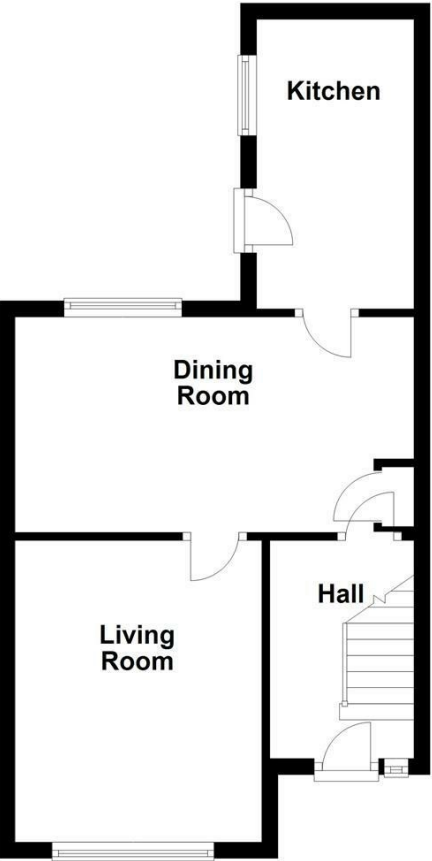
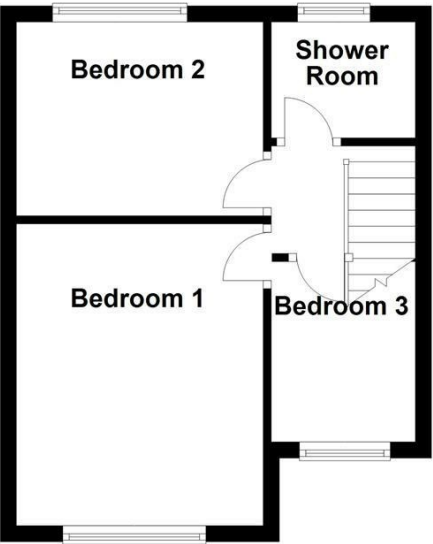


Ground Floor



First Floor

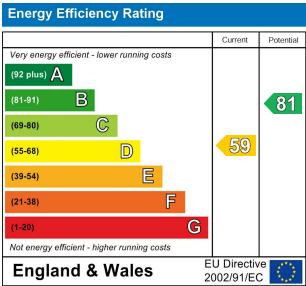


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



30 Beech Grove Terrace, Garforth, Leeds, LS25 1EG
For Sale Freehold Asking Price £179,995

Recently modernised to a high standard is this well presented three bedroom end terrace property benefitting from driveway parking, gas central heating and double glazing.

The property briefly comprises of an entrance hall leading through into a living room, dining room and kitchen. To the first floor landing there is access to three bedrooms and a family shower room/w.c. Externally to the front of the property there is driveway parking with ample space for two cars and easy to maintain lawns. To the rear there is a detached garage with further potential for rear off street parking and easy to maintain lawns and seating area.

Situated in Garforth this property is ideally located for all local shops and amenities, as well as only being a short drive away from the M1 motorway for those looking to travel further afield for work.

Modernised throughout and ready to move into, this property would make a superb family home and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Gas central heating radiator and stairs to first floor landing.

DINING ROOM

16'2" x 8'9" [4.94m x 2.69m]

Built in storage cupboard under the stairs, UPVC double glazed window to the rear elevation, gas central heating radiator, spotlights to the ceiling and doors leading to the living room and kitchen.

LIVING ROOM

12'4" x 10'0" [3.76m x 3.07m]

UPVC double glazed window to the front elevation, spotlights to the ceiling, gas central heating radiator and feature fireplace with surround.

KITCHEN

6'2" x 11'9" [1.89m x 3.60m]

UPVC double glazed window to the side elevation with wood framed door to the side. Fitted kitchen with an array of wall and base units for storage with laminate work tops, spotlights to the ceiling,

gas central heating radiator, 1.5 stainless steel sink and drainer unit, built in induction hob with built in oven and black splash back with cooker hood above. Space for a fridge/freezer and space for a washing machine.

FIRST FLOOR LANDING

Access to three bedrooms and family shower room/w.c.

BEDROOM ONE

12'6" x 10'0" [3.82m x 3.05m]

UPVC double glazed window to the front elevation, spotlights to the ceiling and gas central heating radiator.

BEDROOM TWO

9'7" x 7'8" [2.94m x 2.35m]

UPVC double glazed window to the rear elevation, spotlights to the ceiling and gas central heating radiator.

BEDROOM THREE

7'4" x 6'1" [2.25m x 1.86m]

UPVC double glazed window to the front elevation and gas central heating.

SHOWER ROOM/W.C.

4'8" x 4'5" [1.43m x 1.36m]

UPVC double glazed frosted window to the rear elevation, corner shower cubicle with wall mounted shower, low flush w.c. and wash hand basin with mixer tap. Spotlights to the ceiling, chrome style ladder radiator and extractor fan.

OUTSIDE

To the front of the property there is driveway parking with ample space for up to two cars. To the side there is an easy to maintain lawn with a soil, bush and tree border with wood fencing surrounding. A seating area to the rear and steps leading up to an easy to maintain lawn with detached garage and wood fencing surrounding.

COUNCIL TAX BAND

The council tax band for this property is B.

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.

PLEASE NOTE

Please note we have been informed that this property has been underpinned. Please consult your mortgage provider before submitting an offer.