



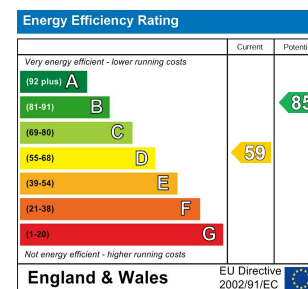
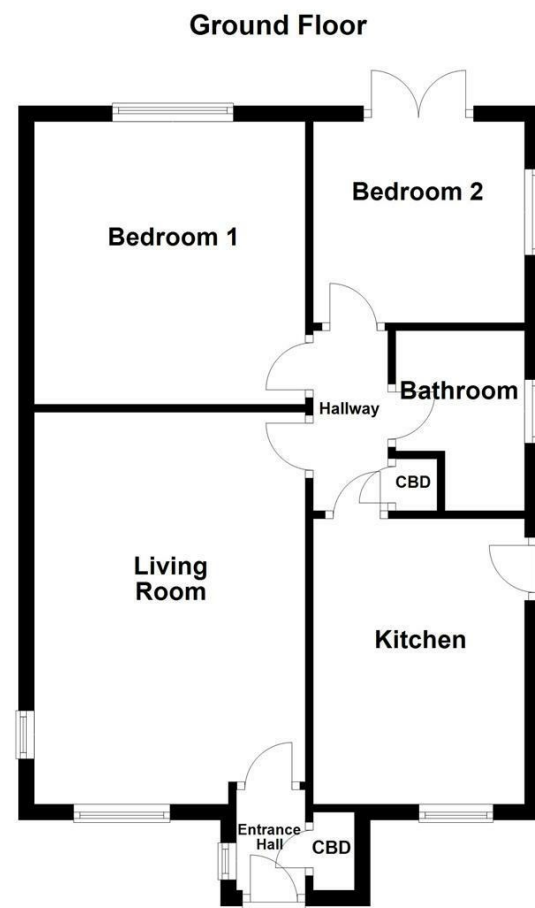
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.



6 Stumpcross Close, Pontefract, WF8 2BD

For Sale Freehold £200,000

In need of some modernisation but with great potential and well proportioned rooms is this two bedroom detached bungalow situated in Pontefract. With close proximity to Pontefract town centre, gardens to the front and to the rear and off road parking.

The accommodation briefly comprises entrance hall, living room, further hallway with loft access, two bedrooms, bathroom and kitchen. To the front there is a garden, which is mainly pebbled with planted features and to the side there is a tarmac paved driveway providing off road parking leading to the single detached garage with manual up and over door. Side woodchip and planted areas. To the rear there is a mainly lawned garden with pebbled borders, paved patio areas and is fully enclosed by hedging and timber fencing.

Pontefract make an ideal place for a range of buyers as it is aptly placed for local amenities including shops, pubs and schools. For the commuters its close to the M62 motorway and the A1 motorway and is on local bus routes to the centre of Pontefract and neighbouring towns as well as close to Pontefract nearby train stations.

This property makes an ideal purchase for those who are looking to settle in the Pontefract area and only a full internal inspection will show the potential that is to offer at the property and so an early viewing comes highly advised to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

UPVC stained glass double glazed front door leading into the entrance hall. LED spotlighting to the ceiling, UPVC double glazed window to the front, central heating radiator, door into the living room and door into storage cupboard.

LIVING ROOM

11'4" x 16'4" max x 15'5" min [3.47m x 5m max x 4.71m min]

Coving to the ceiling, ceiling rose, central heating radiator, two UPVC double glazed windows to the front and side, door leading to the hallway. Gas fire with wooden hearth, marble surround and wooden mantle.

FURTHER HALLWAY

Loft access, coving to the ceiling and doors leading to the kitchen, bathroom, two bedrooms and store cupboard.

KITCHEN

8'9" x 11'10" [2.69m x 3.61m]

UPVC double glazed window to the front, UPVC

stained glass door leading to the side, central heating radiator, coving to the ceiling. A range of wall and base units with laminate work surface over, sink and drainer with mixer tap, tiled splashback, space for a cooker, plumbing for washing machine, Baxi boiler.

BATHROOM/W.C.

7'5" x 5'6" max x 3'4" min [2.28m x 1.7m max x 1.02m min]

Frosted UPVC double glazed window to the side, coving to the ceiling and extractor fan. Central heating radiator, low flush w.c., pedestal wash basin and panelled bath with overhead electric shower attachment and shower curtain. Partially tiled.

BEDROOM TWO

8'4" x 8'11" [2.56m x 2.72m]

Coving to the ceiling, ceiling rose, central heating radiator, UPVC double glazed window to the side, UPVC double glazed French doors leading to the rear garden.

BEDROOM ONE

11'8" x 11'4" [3.56m x 3.46m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling. Fitted wardrobes.

OUTSIDE

To the front the garden is mainly pebbled with planted features, a paved pathway leads to the front entrance door, tarmac paved driveway providing off road parking and leads to the single detached garage with manual up and over door. Further planted features and woodchip areas to the side of the property. The rear garden is mainly laid to lawn with a pebbled border. There is also a couple of paved patio areas ideal for or outdoor dining and entertaining. The garden itself is fully enclosed by hedging and timber fencing.

COUNCIL TAX BAND

The council tax band for this property is C

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.