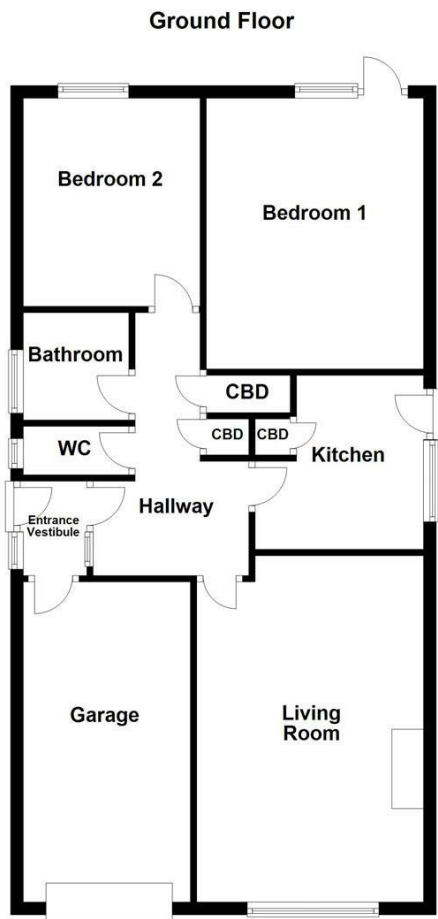


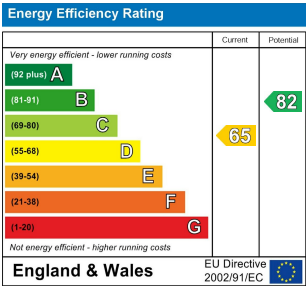


**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



|                                   |                                                     |                                 |
|-----------------------------------|-----------------------------------------------------|---------------------------------|
| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 32 Went View, Thorpe Audlin, Pontefract, WF8 3EP

### For Sale Freehold £250,000

Situated in the sought after rural village of Thorpe Audlin is this two bedroom detached bungalow in need of a degree of modernisation however offers great potential with well proportioned accommodation throughout and front and rear gardens.

The property briefly comprises of the entrance vestibule with access to the garage and hallway, living room, kitchen, two bedrooms, bathroom and separate w.c. Outside to the front the garden is laid to lawn and a tarmac driveway providing off road parking leading to the single integral garage. To the rear there is a tiered garden with lawns and a paved patio area, perfect for outdoor dining and entertaining, enclosed by timber fencing. Beyond the garden are open aspect fields.

The property is situated in the very popular village of Thorpe Audlin within easy reach of the village facilities. A broader range of amenities are available in the nearby town centre of Pontefract and the national motorway network is close at hand.

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



ACCOMMODATION

ENTRANCE VESTIBULE

UPVC double glazed frosted window next to the entrance door, doors leading to the hallway and garage.

GARAGE

8'3" x 17'2" [2.54m x 5.25m]

Worcester combi boiler, up and over door, power and light.

HALLWAY

Central heating radiator, loft access and doors leading to the living room, kitchen, two bedrooms, bathroom, separate w.c. and two storage cupboards.

LIVING ROOM

11'8" x 17'11" [max] x 16'6" [min] [3.58m x 5.47m [max] x 5.05m [min]]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and gas fireplace with stone hearth, surround and mantle.

KITCHEN

9'0" [max] x 8'7" [min] x 7'0" [2.75m [max] x 2.63m [min] x 2.15m]

UPVC double glazed frosted door, central heating radiator, UPVC double glazed window to the side and access to a storage cupboard. Range of wall and base units with laminate work surface over, sink and drainer with mixer tap and tiled splash back, integrated oven with four ring electric hob and space and plumbing for a washing machine.

BEDROOM ONE

17'3" x 11'0" [5.27m x 3.36m]

UPVC double glazed window and door to the rear and central heating radiator.

BEDROOM TWO

9'1" x 10'9" [2.79m x 3.3m]

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

BATHROOM

5'5" x 5'4" [1.67m x 1.65m]

Central heating radiator, UPVC double glazed frosted window to the side, ceramic wash basin

built into storage unit with storage below and mixer tap, panelled bath with mixer tap, electric shower and shower screen.

W.C.

2'6" x 5'4" [0.77m x 1.65m]

UPVC double glazed frosted window to the side, low flush w.c. and fully tiled.

OUTSIDE

To the front of the property the garden is laid to lawn with planted and hedge border and tarmacadam driveway providing off road parking leading to the single integral garage with up and over door. There are paved pathways running down each side of the property. To the rear the garden is a tiered lawned with planted features and a paved patio area, perfect for outdoor dining and entertaining, with a further lawned tier, fully enclosed by walls and timber fencing. Beyond the rear garden are views of open aspect fields.

COUNCIL TAX BAND

The council tax band for this property is C.

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.