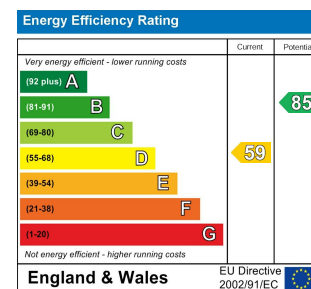
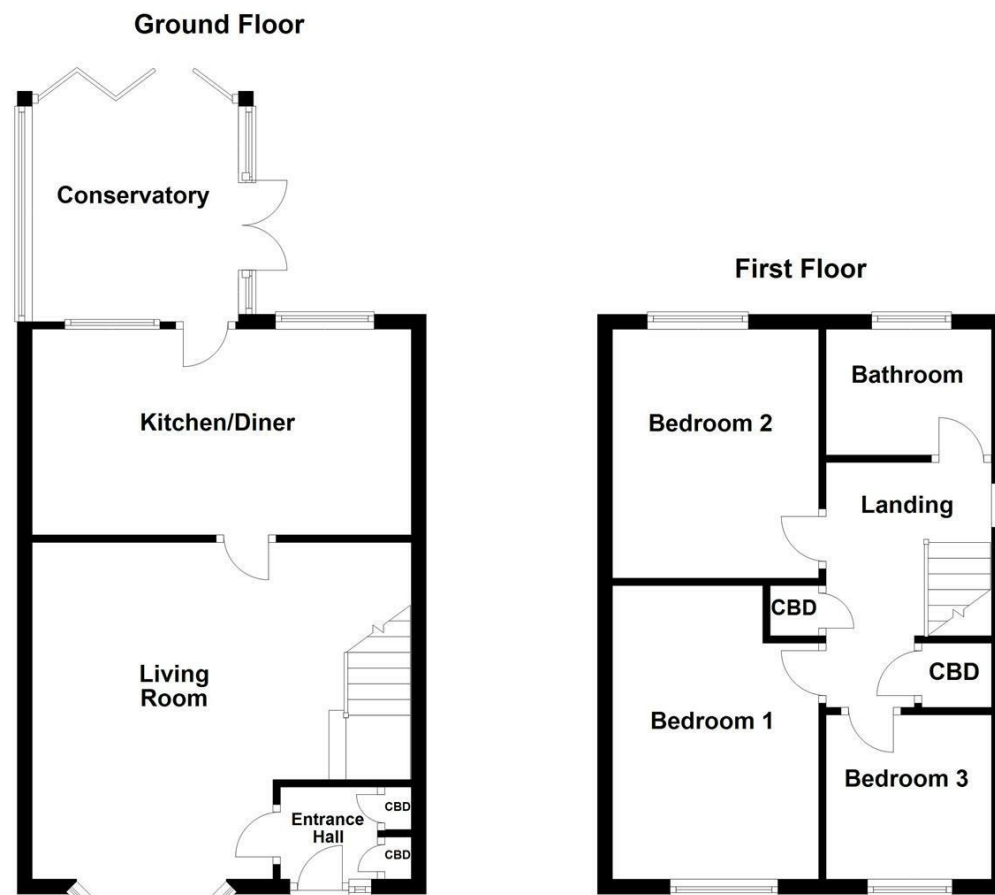




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



33 Meadow Croft, Hemsworth, Pontefract, WF9 4HS

For Sale Freehold £210,000

Situated in Hemsworth is this well presented three bedroom semi detached property benefitting from off road parking and front and rear gardens.

The property briefly comprises of entrance hall, living room, kitchen/diner and conservatory. To the first floor landing there are three well proportioned bedrooms, the house bathroom and two storage cupboards. Outside to the front, the garden is laid to lawn with planted borders and a concrete driveway providing off road parking leading to the single detached garage. The rear garden is laid to lawn, enclosed by timber fencing with patio area, perfect for outdoor dining and entertaining.

Hemsworth is ideally located for all local shops and amenities including schools, as well as main bus routes running to and from Pontefract, Wakefield and Barnsley.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

4'1" x 4'1" [1.26m x 1.26m]

UPVC double glazed frosted window to the front, coving to the ceiling, central heating radiator, dado rail and access to storage cupboards. Door leading through to the living room.

LIVING ROOM

14'9" x 13'4" [max] x 10'6" [4.5m x 4.07m [max] x 3.22m]

UPVC double glazed bay window to the front, central heating radiator, door to kitchen/diner, stairs to the first floor landing and coving to the ceiling. Electric fireplace with marble hearth, surround and mantle.

KITCHEN/DINER

8'11" x 16'6" [2.74m x 5.05m]

Range of modern wall and base units with granite work surface, sink and drainer with mixer tap and partial granite and pyrex splash back, integrated double oven with four ring induction hob and extractor hood, space and plumbing for an

American style fridge freezer, space and plumbing for a washing machine, UPVC double glazed windows to the conservatory and rear, UPVC double glazed frosted door leading to the conservatory, coving to the ceiling and central heating radiator.

CONSERVATORY

9'5" x 6'9" [2.88m x 2.08m]

UPVC double glazed windows, UPVC double glazed French doors and set of bi-folding doors leading out to the rear garden. LED ceiling spotlights and central heating radiator.

FIRST FLOOR LANDING

Loft access, coving to the ceiling, UPVC double glazed window to the side and doors leading to three bedrooms, the house bathroom and storage cupboards.

BEDROOM ONE

9'10" x 13'2" [max] x 10'8" [min] [3.0m x 4.03m [max] x 3.26m [min]]

UPVC double glazed window to the front, central heating radiator, set of fitted wardrobes and coving to the ceiling.

BEDROOM TWO

11'1" x 9'6" [3.4m x 2.92m]

Central heating radiator, UPVC double glazed window to the rear, coving to the ceiling and fitted wardrobes.

BEDROOM THREE

7'2" x 6'5" [2.2m x 1.98m]

Central heating radiator, UPVC double glazed window to the front and coving to the ceiling.

BATHROOM/W.C.

5'6" x 6'9" [1.68m x 2.06m]

Chrome ladder style radiator, UPVC double glazed frosted window to the rear, LED ceiling spotlights, concealed low flush w.c., ceramic wash basin built into storage unit and mixer tap, panelled bath with mixer tap and shower head attachment.

OUTSIDE

To the front of the property the garden is mainly laid to lawn with planted borders and concrete driveway providing off road parking for several vehicles leading to the single detached garage with manual up and over door. The rear garden is laid to lawn with small patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

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.