



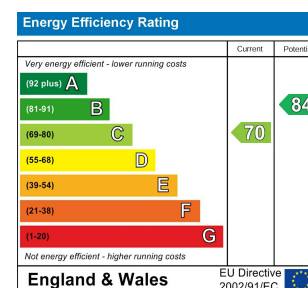
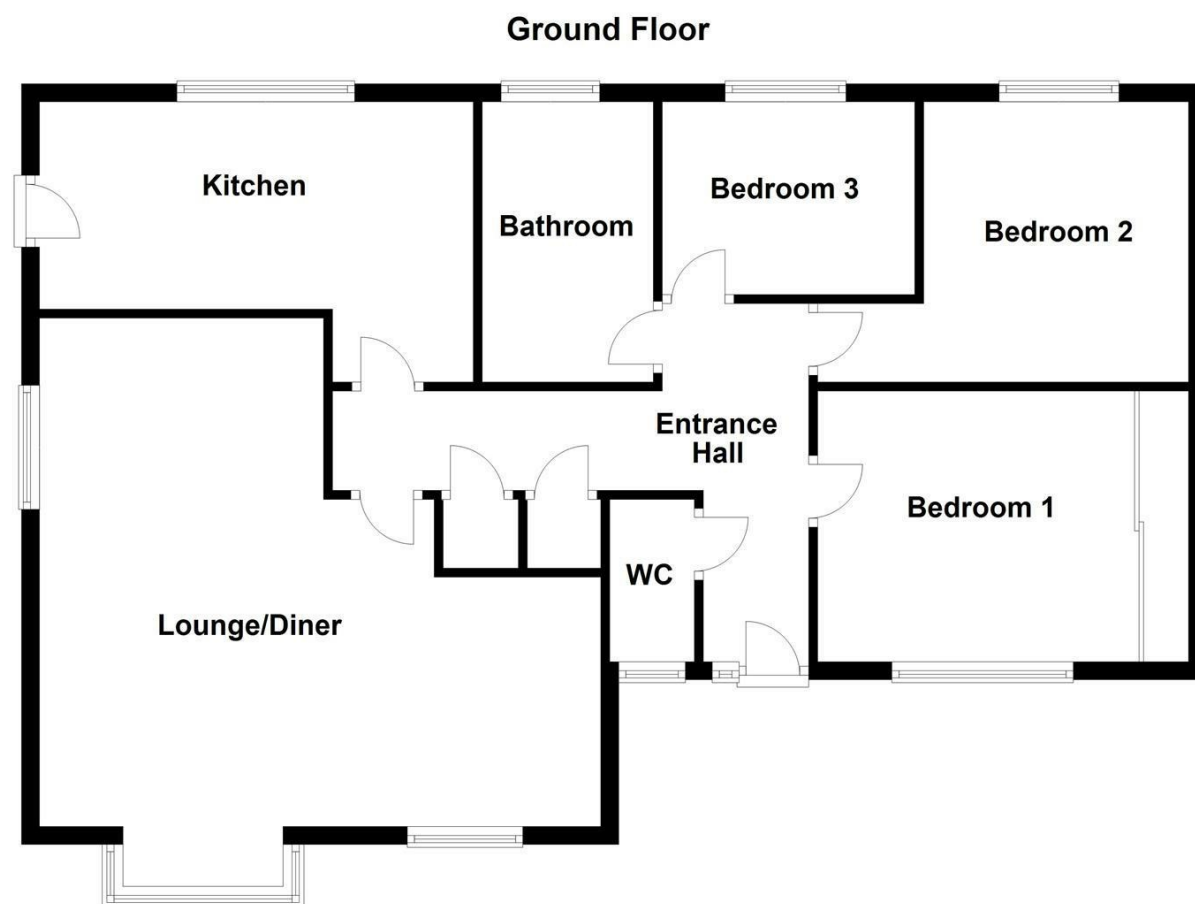
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#### IMPORTANT NOTE TO PURCHASERS

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.



## 35 Meadow Croft, Hemsworth, Pontefract, WF9 4HS

For Sale Freehold £260,000

Located on this modern and attractive development is this three bedroom detached true bungalow benefiting from a four piece house bathroom/w.c., spacious lounge diner and a large entrance hall with plenty of storage cupboards.

The accommodation fully comprises entrance hall, w.c., lounge diner, kitchen, three bedrooms and bathroom/w.c. Outside to the front there is an attractive lawned garden with concrete driveway at the side providing off road parking and leading through cast iron gates to the single detached garage. The rear garden is enclosed with paved patio, pleasant lawn, bushes and plants.

The property itself is located close to amenities such as shops and schools within the area of Hemsworth. Local bus routes travel to and from Pontefract. The A1 is a short distance away perfect for those looking to travel further afield.

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



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door with UPVC double glazed frosted window to the side. Coving to the ceiling, central heating radiator, loft access, doors leading to bedrooms, bathroom, w.c., living room, kitchen and storage cupboard. Boiler cupboard housing the combi condensing boiler.

### W.C.

3'1" x 5'10" [0.94m x 1.78m]

Lw flush w.c., wall hung wash basin with two taps and tiled splashback behind. UPVC double glazed frosted window to the front and a central heating radiator. Coving to the ceiling,

### LOUNGE DINER

20'6" x 18'6" max x 12'0" min [6.25m x 5.66m max x 3.66m min]

UPVC double glazed box window to the front, a further UPVC double glazed window to the front and a side UPVC double glazed window. Coving to the ceiling, three ceiling roses, dado rail, two

central heating radiators, living flame effect gas fire on a marble hearth with matching interior and decorative surround.

### KITCHEN

15'10" x 10'7" max x 7'10" min [4.83m x 3.23m max x 2.41m min ]

A range of wall and base units with laminate work surface over and tiled splashback above, 11/2 sink and drainer with mixer tap, plumbing and drainage for washing machine, space for a dryer, space for large fridge freezer, breakfast bar, central heating radiator, integrated oven and grill, four ring ceramic hob, coving to the ceiling, UPVC double glazed window to the rear, UPVC double glazed door to the side, strip lighting.

### BEDROOM ONE

11'7" x 10'1" [3.54m x 3.08m]

Fitted wardrobes with mirrored doors to one wall, coving to the ceiling, UPVC double glazed window to the front, central heating radiator, sink with two taps into vanity unit.

### BEDROOM TWO

10'2" x 13'1".9'10" max x 9'8" min [3.11m x 4.03m max x 2.97m min]

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

### BATHROOM/W.C.

6'3" x 10'6" [1.91m x 3.21m]

Four piece suite comprising curved corner shower cubicle with double doors and mixer shower. Low flush w.c., pedestal wash basin with two taps, corner bath with mixer tap and shower attachment. Central heating radiator, UPVC double glazed frosted window to the rear, coving to the ceiling, tiled walls.

### BEDROOM THREE

7'3" x 8'9" [2.23m x 2.69m]

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

### OUTSIDE

To the front there is a concrete driveway providing off road parking and leading to a double cast iron gate. The driveway continues to the single detached garage with manual up and over door, timber entrance door, and UPVC double glazed window. Attractive lawned front garden with central paved pathway leading to the front door. Cast iron gate leading down the side of the property. The rear garden has a paved patio area, pleasant lawned garden, timber shed and timber panelled fence with cast iron railings. Water point connection and outside lighting.

### COUNCIL TAX BAND

The council tax band for this property is D.

### EPC RATING

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

### 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.