



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



17 Exchange Street, South Elmsall, Pontefract, WF9 2RD

For Sale Freehold £85,000

Situated in South Elmsall and an ideal potential investment opportunity is this two bedroom inner terrace house to be sold with a tenant in situ currently achieving £595pcm.

With UPVC double glazing and gas central heating, the property fully comprises of living room, dining kitchen with inner hallway leading to the house bathroom/w.c. and rear porch. The first floor landing the leads to two bedrooms. Outside the rear garden has wall and fenced boundaries with gated access and is paved.

The property is located close to the local amenities and schools, with South Elmsall train station being only a short walk away.

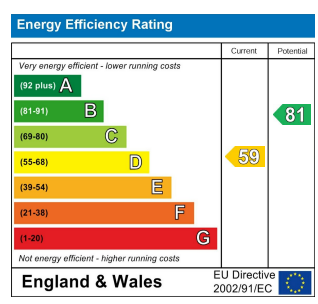
This property would be ideal for the single person, young couple or family alike. Only a full internal inspection will reveal the accommodation on offer and a viewing is highly recommended.

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.



ACCOMMODATION

LIVING ROOM

13'1" x 12'11" [3.99 x 3.94]

Double glazed window to the front, central heating radiator, laminate flooring, feature fireplace with brick effect surround with log burner and tiled hearth, ceiling coving and a single glazed door giving access to the kitchen dining room.

DINING KITCHEN

13'0" x 11'0" [3.96 x 3.35]

Having a range of solid wood fitted units to both high and low level, stainless steel handles and black laminate work surface, 1 ½ bowl sink and drainer with mixer tap, plumbing for automatic washing machine, space for fridge freezer, integral electric oven with gas hob and stainless steel extractor cooker hood. Tiling to walls, central heating radiator, double glazed window looking out into the rear porch, single glazed door giving access to the inner hall.

INNER HALL

Open staircase with spindles leading to the first floor landing and over the stairs there is a double glazed window looking out to the rear. Central heating radiator and double glazed window to the side. Access to the rear porch, which is a UPVC double glazed door and access to the main house bathroom/w.c.

HOUSE BATHROOM/W.C.

6'2" x 5'2" [1.88 x 1.57]

Three piece bathroom suite comprising bath with shower and shower screen, low level flush w.c. and wash hand basin. Tiling to walls and double glazed window to the side. Extractor fan, ceiling coving and a central heating radiator.

REAR PORCH

Of timber and glass construction, single glazed rear door giving access to the rear garden.

FIRST FLOOR LANDING

Access to the loft space and two bedrooms.

BEDROOM ONE

13'1" x 12'10" [3.99 x 3.91]

Double glazed window to the front, central heating radiator, dado rail and ceiling coving. T.V. cable.

BEDROOM TWO

11'0" x 10'0" [3.35 x 3.05]

With double glazed window to the rear overlooking the rear garden, central heating radiator and dado rail with ceiling coving. Airing cupboard housing boiler.

OUTSIDE

On street permit parking. The rear garden has wall and fenced boundaries with gated access and is paved.

COUNCIL TAX BAND

The council tax band for this property is A.

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.