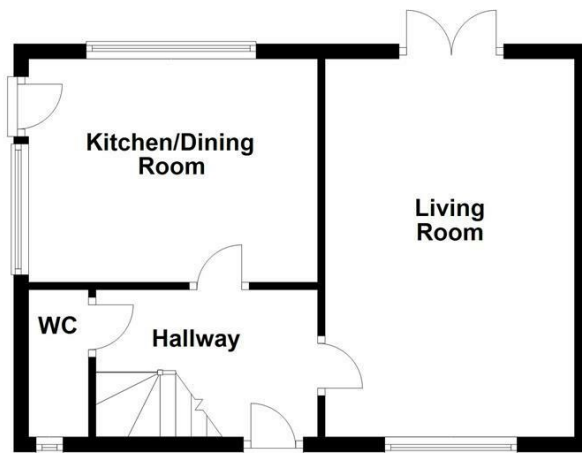


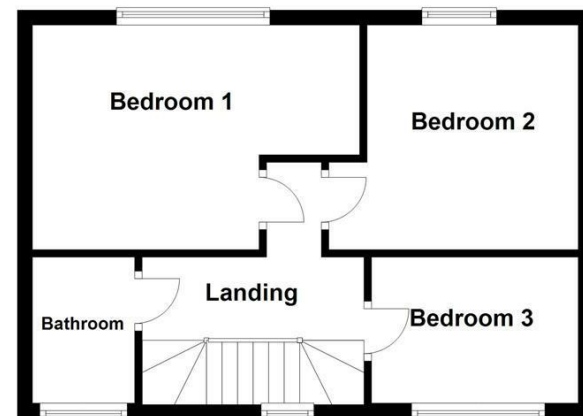


WAKEFIELD | **OSSETT** | **HORBURY**
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Ground Floor



First Floor



169 Tombridge Crescent, Kinsley, Pontefract, WF9 5HG

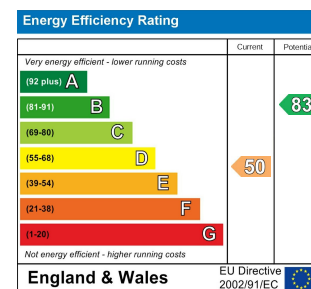
For Sale Freehold Asking Price £140,000

Situated in Kinsley is this well proportioned three bedroom semi detached home offered for sale with NO CHAIN and benefitting from benefitting from side drive with extra parking & generous South facing rear garden.

The property briefly comprises of entrance hall, living room, kitchen/diner and downstairs w.c. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front, the garden is mainly laid to lawn with a concrete driveway wrapping around the side of the property providing ample off road parking. Double lockable gates lead to a larger than average rear garden that benefits from not being overlooked at the back and looks onto open fields. This lovely garden is mainly laid to lawn but also comes with a greenhouse, fruit garden [there is a mature plum & apple tree also a fig tree, blueberry bush & strawberries] & summerhouse. Perfect for garden lovers and socialising. Secure enough for the dog loving family. The rear garden also benefits from extra parking space perfect for campervans, caravan or extra cars.

Kinsley is ideally located for families looking to settle in Kinsley as it is aptly placed to local amenities including shops and schools. This property is ideally situated near a train station with both Wakefield & Leeds accessible within just a few train stops. The property is ideal for local beauty spots and nature reserves such as Nostell Priory which is located nearby.

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



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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



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ACCOMMODATION

ENTRANCE HALL

Central heating radiator, stairs to the first floor landing and doors leading to the downstairs w.c., living room and kitchen/diner.

LIVING ROOM

16'7" x 17'5" [max] x 9'7" [min] [5.06m x 5.32m [max] x 2.93m [min]]

UPVC double glazed window to the front, central heating radiator, set of UPVC double glazed sliding doors leading to the rear, coving to the ceiling and gas fireplace with marble hearth and wooden surround.

KITCHEN/DINER

10'4" x 12'7" [3.15m x 3.86m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back, integrated oven with four ring electric hob and stainless steel extractor hood above, space and plumbing for a washing machine and fridge freezer. Side composite door with frosted glass pane, UPVC

double glazed windows to the rear and side, central heating radiator.

W.C.

5'11" x 2'1" [1.81m x 0.65m]

UPVC double glazed frosted window to the front, low flush w.c. and coving to the ceiling.

FIRST FLOOR LANDING

UPVC double glazed window to the front, loft access, central heating radiator and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

10'4" x 12'9" [max] x 7'1" [min] [3.17m x 3.91m [max] x 2.16m [min]]

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

BEDROOM TWO

9'11" x 11'1" [max] x 9'9" [min] [3.03m x 3.39m [max] x 2.98m [min]]

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

BEDROOM THREE

6'4" x 11'0" [1.95m x 3.37m]

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

BATHROOM/W.C.

7'10" x 4'5" [max] x 2'2" [min] [2.39m x 1.37m [max] x 0.68m [min]]

UPVC double glazed frosted window to the front, low flush w.c., pedestal wash basin and panelled bath with overhead shower attachment.

OUTSIDE

To the front of the property the garden is mainly laid to lawn with timber fence borders and concrete driveway wrapping around the side of the property to the rear providing ample off road parking with a concrete hardstanding suitable for a campervan, caravan or extra cars. The larger than average rear garden is mainly laid to lawn with pebbled areas and planted features. The rear garden is a generous rear South-facing garden overlooking fields and incorporates summerhouse, fruit trees, greenhouse and paved patio area, perfect for outdoor dining and entertaining, enclosed by walls and timber fencing.

SUMMERHOUSE

Could be used for a variety of purposes.

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.