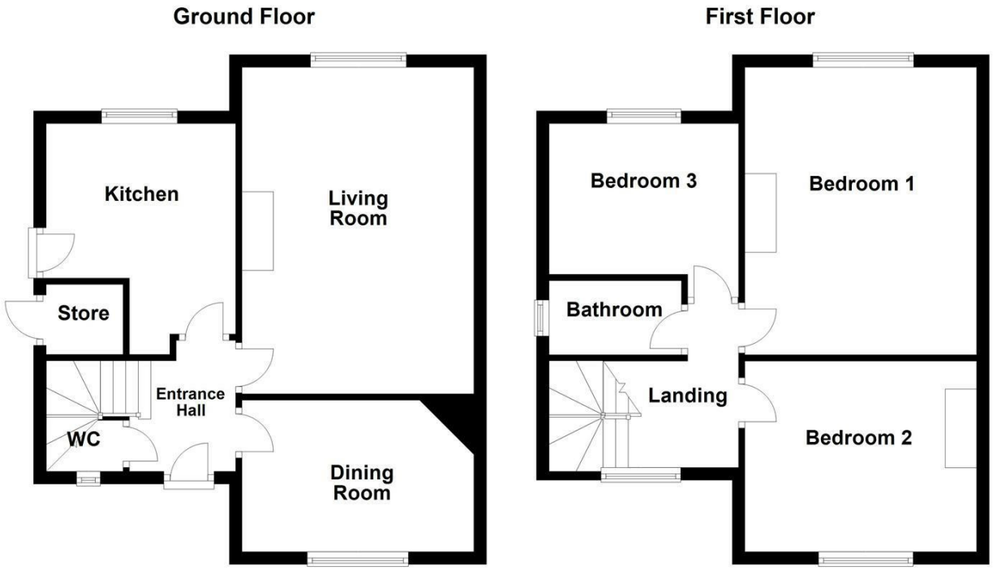


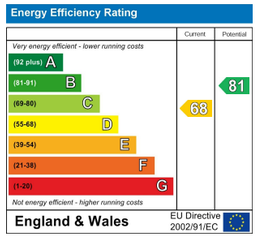


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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HORBURY 01924 260 022
NORMANTON 01924 899 870
PONTEFRACT & CASTLEFORD 01977 798 844

# 130 Tombridge Crescent, Kinsley, Pontefract, WF9 5HF

## For Sale Freehold £135,000

Situated in Kinsley on a corner plot position is this spacious three bedroom semi detached property benefitting from a new boiler with 9 years warranty and a smart thermostat, well proportioned accommodation, off road parking and gardens to three sides.

The property briefly comprises of the entrance hall, downstairs w.c., dining room, kitchen and living room. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front and side the garden is laid to lawn with a concrete driveway providing off road parking. To the rear the garden is laid to lawn incorporating a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

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.

## ACCOMMODATION

### ENTRANCE HALL
Stairs to the first floor landing, doors to the w.c., kitchen, living room and dining room.

### W.C.
4'3" x 5'4" (max) x 2'3" (min) (1.3m x 1.65m (max) x 0.71m (min))
UPVC double glazed frosted window to the front, central heating radiator, low flush w.c. and access to understairs storage.

### DINING ROOM
12'1" x 7'11" (max) x 4'9" (min) (3.69m x 2.42m (max) x 1.45m (min))
UPVC double glazed window to the front and central heating radiator.

### LIVING ROOM
17'0" x 12'5" (max) x 11'2" (min) (5.2m x 3.79m (max) x 3.41m (min))
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator and electric fireplace with laminate hearth, surround and mantle.

### KITCHEN
11'0" x 9'10" (max) x 6'5" (min) (3.36m x 3.01m (max) x 1.96m (min))
Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Four ring gas hob, integrated oven and space and plumbing for a washing machine and space for a fridge/freezer. UPVC double glazed windows to the front and side, side door, the combi boiler is housed in here, central heating radiator and extractor fan.

### FIRST FLOOR LANDING
Loft access to the half boarded loft, UPVC double glazed window to the front, central heating radiator and doors to three bedrooms and the bathroom.

### BEDROOM ONE
14'8" x 12'5" (max) x 11'3" (min) (4.49m x 3.81m (max) x 3.44m (min))
UPVC double glazed window to the rear, central heating radiator and partial coving to the ceiling.

### BEDROOM TWO
10'3" x 12'5" (max) x 11'3" (min) (3.13m x 3.81m (max) x 3.45m (min))
UPVC double glazed window to the front and central heating radiator.

### BEDROOM THREE
9'10" x 8'5" (max) x 6'8" (min) (3.02m x 2.59m (max) x 2.04m (min))
Central heating radiator and UPVC double glazed window to the rear.

### BATHROOM/W.C.
4'5" x 6'9" (1.36m x 2.08m)
UPVC double glazed frosted window to the side, extractor fan, central heating radiator, low flush w.c., pedestal wash basin, panelled bath with mixer tap and shower head attachment.

### OUTSIDE
To the front and side the garden is laid to lawn with a concrete driveway providing off road parking. To the rear the garden is laid to lawn incorporating a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

### 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.