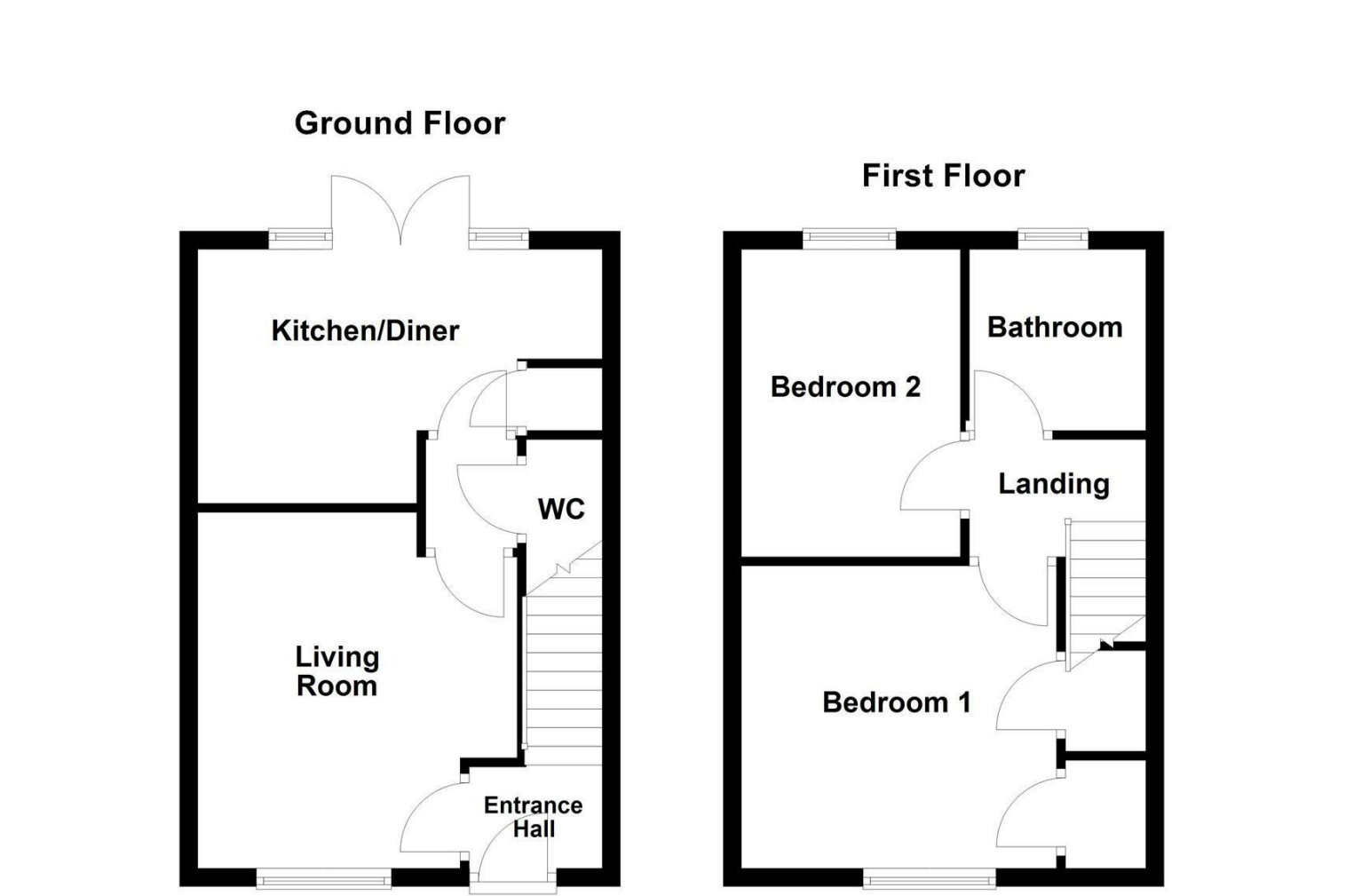


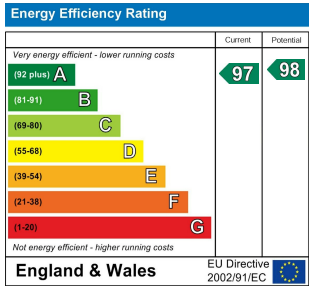


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



9 Ramsden Crescent, Pontefract, WF8 2FU

For Sale Freehold £195,000

Nestled into a sought after modern development in the Pontefract area, is this two bedroom semi detached property. Boasting well proportioned accommodation throughout, including modern fitted kitchen and bathroom, off road parking for two vehicles and an enclosed rear garden, ideal for pets and children. This property is certainly not one to be missed.

The property briefly comprises of, the entrance hall, with stairs to the first floor landing and door to the living room. The living room then leads us through to a further hallway, having access to, downstairs W.C. and the kitchen diner. The kitchen diner then leads us to the rear garden. Coming up to the first floor landing, we have access to the loft, bedroom one, bedroom two, and the house bathroom. Bedroom one does benefit from two storage cupboards. To the front of the property we find off road parking for two vehicles, on a tarmac driveway, with a paved pathway and pebbled border leading us up to the front door. There is also some mature shrubbery to the front of the property. To the rear of the property, the garden is mainly laid to lawn, it does incorporate both pebbled and stone paved patio area, perfect for outdoor dining and entertaining purposes. There is space for a garden shed and the garden is fully enclosed by timber fencing, ideal for pets and children.

Pontefract is a perfect location for a range of buyers, including the first time buyer, professional couple, or even investors looking for buy to lets. The property is situated close to local amenities and good schools, as well as local bus routes nearby to Castleford and Pontefract. The M62 motorway links are only a short distance away, perfect for those looking to commute further afield. For those who enjoy family days out the Pontefract racecourse is also close by to the property.

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



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted glass pane into the entrance hall. Stairs leading to the first floor landing, door into the living room.

LIVING ROOM

11'6" x 12'10" [max] x 7'3" [min] [3.53m x 3.93m [max] x 2.23m [min]]

UPVC double glazed window to the front, two central heating radiators. Door to the further hallway.



INNER HALLWAY

Doors to the kitchen and the downstairs W.C..

DOWNSTAIRS W.C.

2'9" x 5'8" [0.84m x 1.73m]

Central heating radiator, extractor fan. Low flush W.C., pedestal wash basin with mixer tap and tiled splashback.

KITCHEN/DINER

14'8" x 9'2" [max] x 4'0" [min] [4.48m x 2.81m [max] x 1.23m [min]]

UPVC double glazed French doors, central heating radiator, door to a storage cupboard. A range of modern wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, tiled splashback in a brick formation, four ring gas hob with extractor hood above and integrated oven below. Space and plumbing for a washing machine, space for a fridge freezer. Breakfast bar with laminate worksurface over.

FIRST FLOOR LANDING

Loft access, central heating radiator. Doors to two bedrooms and the bathroom.

BEDROOM ONE

11'6" x 10'11" [3.53m x 3.35m]

UPVC double glazed windows to the front, central heating radiator and access to two storage cupboards.



BEDROOM TWO

11'1" x 8'2" [3.38m x 2.51m]

UPVC double glazed window to the rear and a central heating radiator.



BATHROOM

6'7" x 6'1" [2.01m x 1.86m]

Frosted UPVC double glazed window to the rear, extractor fan, central heating radiator. Low flush W.C., pedestal wash basin with mixer tap and tiled splashback, panelled bath with mixer tap and a mains fed shower head attachment, glass shower screen.



OUTSIDE

To the front of the property is a tarmacadam driveway for two vehicles, a paved pathway leading to the front door with a pebbled border and some mature shrubs to the front. To the rear of the property the garden is mainly laid to lawn, it does incorporate both pebbled and stone paved patio areas, perfect for outdoor dining and entertaining purposes. There is planted beds with some mature flowers and space for a garden shed. The garden itself is fully enclosed by timber fencing, ideal for pets and children.



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.

EPC RATING

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

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

SOLAR PANELS LEASED

The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener. A full copy of our lease is available within our office. The vendor advised us that there is no charge towards these.

PLEASE NOTE

A maintenance fee of £14.59 per calendar month is payable to contribute towards the upkeep of the estate.