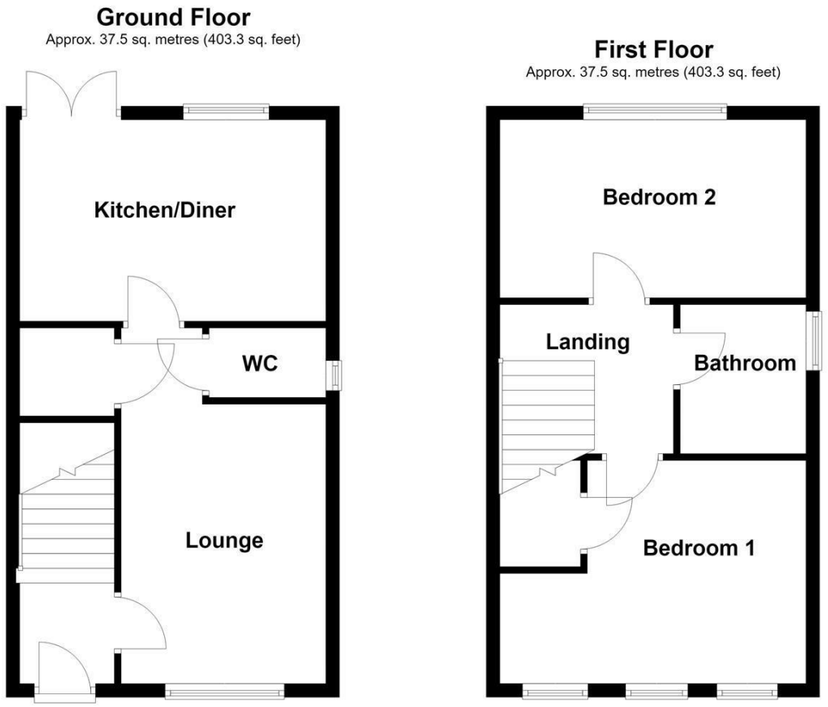
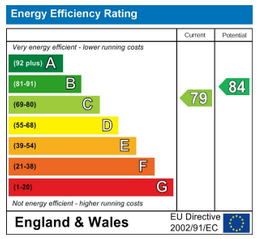


Total area: approx. 74.9 sq. metres (806.7 sq. feet)



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.

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Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

3 Duke Street, Fitzwilliam, Pontefract, WF9 5FH

For Sale Freehold £165,000

Proudly introduced to the market is this superbly presented two double bedroom semi detached home, situated in the popular village of Fitzwilliam. Offering well proportioned accommodation throughout, the property benefits from two generous double bedrooms, a modern kitchen diner, off road parking and an enclosed rear garden.

The accommodation briefly comprises an entrance hall leading into the spacious living room, which benefits from useful understairs storage and access to a downstairs WC. To the rear of the property is a modern kitchen diner fitted with a range of integrated appliances and French doors opening onto the rear garden, creating an ideal space for everyday living and entertaining. To the first floor, the landing provides access to the loft space, two generous double bedrooms and a contemporary three piece family bathroom. The principal bedroom also benefits from a useful overstairs storage cupboard. Externally, the property enjoys a low maintenance front garden, whilst a tarmac driveway to the side provides off road parking for two vehicles. The enclosed rear garden is predominantly laid to lawn and incorporates a flagged patio seating area, providing the perfect space for outdoor dining and entertaining.

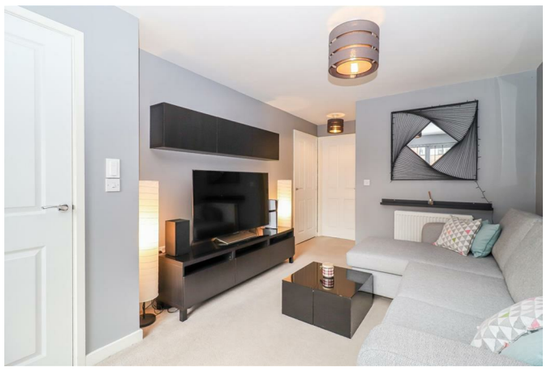
The property is presented in ready to move into condition and further benefits from UPVC double glazing and gas central heating throughout. Fitzwilliam railway station is within easy walking distance, whilst local shops, schools and everyday amenities are all close by. Excellent road links also provide convenient access to Wakefield, Pontefract, Barnsley and the surrounding areas.

An early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

ACCOMMODATION

ENTRANCE HALL
Entered via a composite front entrance door with carpeted flooring, central heating radiator and staircase leading to the first floor landing. The hallway opens into the lounge.

LOUNGE
17'2" x 8'5" (5.25m x 2.58m)
A spacious reception room with carpeted flooring, UPVC double glazed window overlooking the front elevation, central heating radiator, understairs storage cupboard and openings through to the kitchen/diner and downstairs W.C.

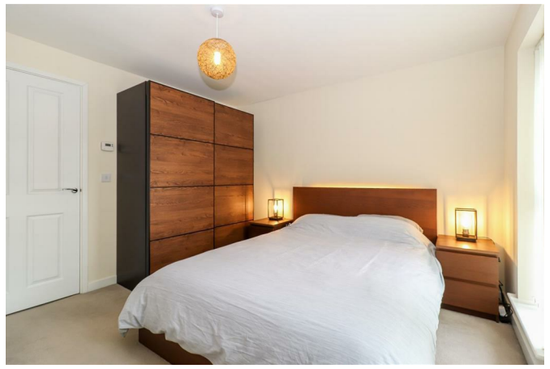


W.C.
5'10" x 3'4" (1.79m x 1.02m)
Fitted with a low flush W.C., pedestal wash basin with mixer tap and tiled splashback, central heating radiator, lino flooring and a frosted UPVC double glazed window to the side elevation.

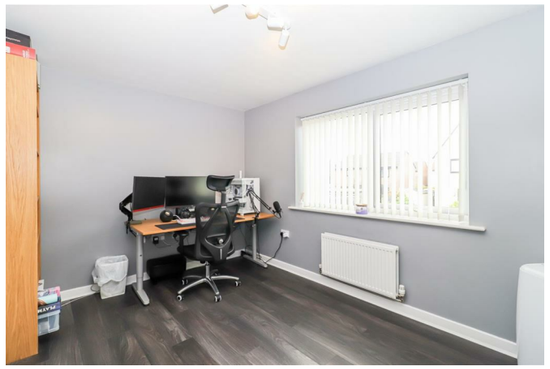
KITCHEN/DINER
13'1" x 9'10" (4.01m x 3.01m)
Fitted with a range of wall and base units with laminate work surfaces incorporating a stainless steel sink and drainer with mixer tap. There is a four ring gas hob with glass splashback and extractor hood above, integrated oven, integrated fridge/freezer and integrated dishwasher. The room also benefits from lino flooring, central heating radiator, UPVC double glazed window overlooking the rear elevation and UPVC patio doors leading into the rear garden.

FIRST FLOOR LANDING
Carpeted flooring, loft access, central heating radiator and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE
13'1" x 10'11" (4.01m x 3.34m)
A generous double bedroom with carpeted flooring, three UPVC double glazed windows overlooking the front elevation, central heating radiator and useful overstairs storage cupboard.



BEDROOM TWO
13'2" x 8'7" (4.02m x 2.64m)
Laminate flooring, central heating radiator and a UPVC double glazed window overlooking the rear elevation.



BATHROOM/W.C.
7'0" x 6'5" (2.15m x 1.96m)
Fitted with a three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin with mixer tap and low flush W.C. The room is finished with lino flooring, partial tiling extending to full height around the bath, extractor fan and a frosted UPVC double glazed window to the side elevation.

OUTSIDE
To the front of the property is a small buffer style garden. To the side is a tarmac driveway leading to the enclosed rear garden, which incorporates a flagged patio seating area and a lawn, all 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.