



WAKEFIELD  
01924 291 294

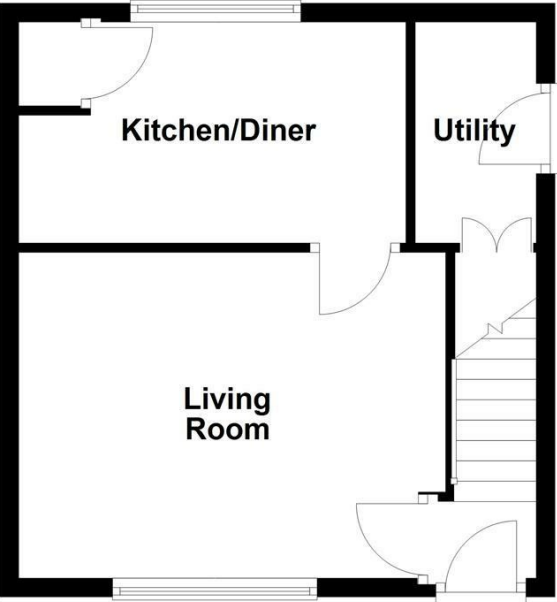
OSSETT  
01924 266 555

HORBURY  
01924 260 022

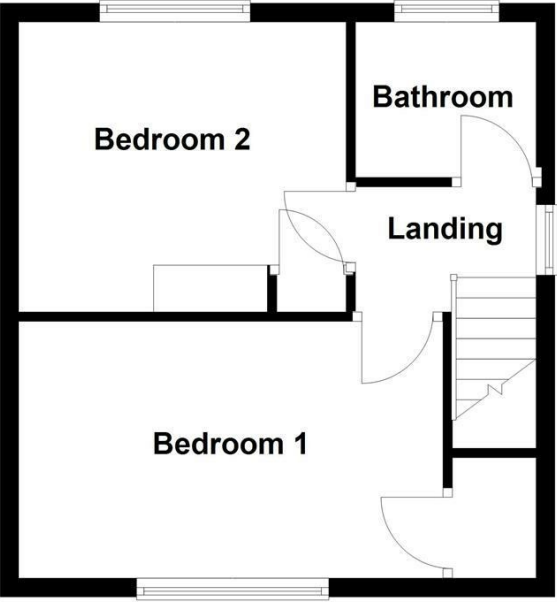
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

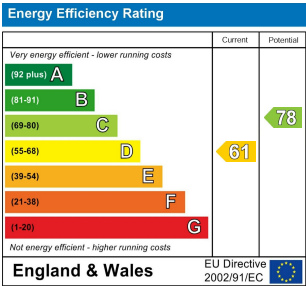


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



### 33 Holmfield Close, Pontefract, WF8 2NB

#### For Sale Freehold Asking Price £85,000

Situated in Pontefract and in need of modernisation but with great potential is this two bedroomed semi detached property. Sitting on a generous sized plot and benefitting from two good sized double bedrooms, off road parking and an enclosed rear garden, this property is certainly not one to be missed.

The property is approached by an entrance hall that leads through into the living room and on into the dining kitchen which then leads through to a separate utility room. Upstairs to the first floor landing there are doors to two good sized double bedrooms and the house bathroom. Outside, to the front, the garden is mainly lawned with timber fencing to the sides, hedging to the front, and double gates leading to a paved driveway with off road parking. The expansive rear garden is also mainly lawned, offers space for a shed, and is fully enclosed by timber fencing.

Pontefract is an ideal location for a range of buyers especially the first time buyer, small family or professional couple as it is ideally located for shops and schools that can be found within walking distance with a larger range of facilities that can be found within Pontefract town centre itself. Pontefract is home to three train stations for both local and major city links, its own bus station and it is only a stones throw away from the M62 motorway for those who look to commute further afield.

Only a full internal inspection will truly show what is to offer at the property and so an early viewing is highly advised to avoid any disappointment.





## ACCOMMODATION

### ENTRANCE HALL

Frosted UPVC double glazed front door into the entrance hall. Stairs providing access to the first floor landing, door to the living room.

### LIVING ROOM

14'8" x 11'5" [max] x 8'5" [min] [4.48m x 3.48m [max] x 2.57m [min]]

UPVC double glazed window to the front, central heating radiator, door to the kitchen diner, gas fireplace with tiled hearth, stone surround and tiled mantle.



### KITCHEN DINER

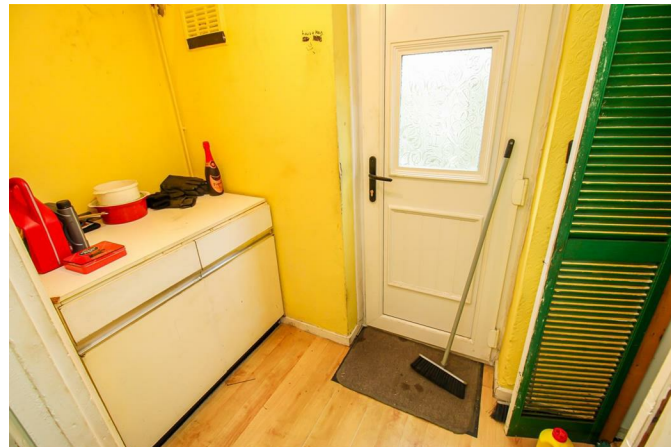
13'8" x 7'8" [max] x 4'8" [min] [4.18m x 2.36m [max] x 1.43m [min]]

UPVC double glazed window to the rear, doors to the utility and a storage cupboard, central heating radiator. A range of wall and base units with laminate worksurface over, stainless steel sink with drainer, space and plumbing for a gas cooker, space for a washing machine, space for a fridge freezer.

### UTILITY ROOM

3'9" x 7'8" [1.16m x 2.34m]

Frosted UPVC double glazed window to the side. Base units with laminate worksurface over, access to understairs storage cupboard.



### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access. Doors to two bedrooms and the house bathroom.

### BEDROOM ONE

9'2" x 14'9" [2.8m x 4.5m]

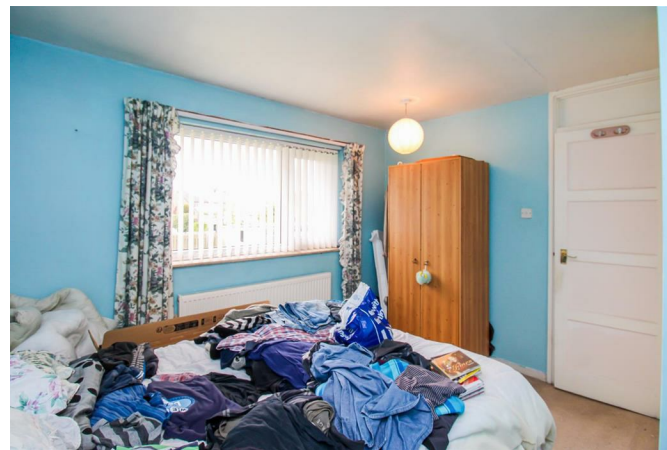
UPVC double glazed window to the front, central heating radiator, over stairs storage cupboard.



### BEDROOM TWO

11'1" x 10'2" [max] x 8'2" [min] [3.4m x 3.1m [max] x 2.51m [min]]

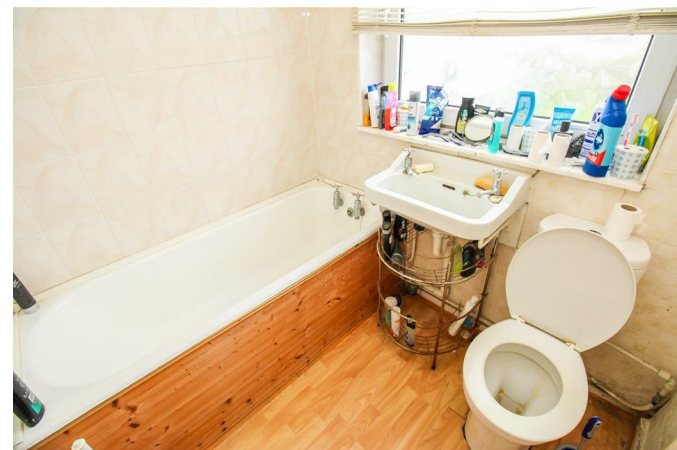
UPVC double glazed window to the rear, central heating radiator, storage cupboard housing the water tank.



### BATHROOM

6'3" x 5'5" [1.93m x 1.66m]

Frosted UPVC double glazed window to the rear, coving to the ceiling, central heating radiator. Low flush W.C., wall mounted wash basin, panelled bath, half tiling.



### OUTSIDE

To the front of the property the garden is mainly laid to lawn with timber fencing to either side and hedging to the front, iron double gates providing access to a paved driveway which provides off road parking. To the rear of the property the expansive garden is mainly laid to lawn with space for a garden shed and is 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.

### 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.

### Non standard construction

This property is non-standard [steel framed] construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.