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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

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



109 Whinney Lane, Streethouse, Pontefract, WF7 6DE

For Sale Freehold £155,000

A fantastic opportunity to purchase this modern two/three bedroom mid terrace house benefitting from spacious living accommodation spread over three levels, off road parking and a low maintenance rear garden.

The property briefly comprises of entrance hall, spacious living room, kitchen/diner with steps down to two cellar rooms and conservatory. The first floor landing leads to two bedrooms, the inner hallway leading to the four piece suite house bathroom/w.c. A staircase leads to an additional loft room located on the second floor. Outside to the front is a tarmacadam off road parking space. Whilst to the rear, a low maintenance tiered patio area and brick built outhouse, enclosed by timber fencing.

The property is within walking distance to the local amenities and schools located in Streethouse, with main bus routes running to and from Wakefield and Pontefract. The M62 motorway is only a short distance away, perfect for those looking to travel further afield.

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
Laminate flooring, ornate coving to the ceiling, spotlights to the ceiling, central heating radiator and staircase leading to the first floor landing. Door leading into the kitchen/diner.

KITCHEN/DINER
12'6" x 15'0" (3.82m x 4.59m)
Range of wall and base high gloss units with laminate work surface over and tiled splash back above, 1.5 sink and drainer with mixer tap, integrated oven and grill with four ring ceramic hobs and chrome cooker hood above. Downlights built into the wall cupboards, integrated washer dryer, space for a large fridge freezer, central heating radiator and an archway leading into the living room. Door providing access down to the cellar rooms and set of UPVC double glazed French doors into the conservatory.

CELLAR
12'4" x 12'11" (3.76m x 3.95m)
Power and light within, open to the original coal shuttle room. Combi condensing boiler housed at the top of the stairs.

LIVING ROOM
12'11" x 12'3" (3.95m x 3.74m)
UPVC double glazed window overlooking the front aspect, coving to the ceiling and central heating radiator.

CONSERVATORY
11'1" x 10'6" (3.39m x 3.21m)
Half brick built base with UPVC double glazed windows on all sides, power and light within. A set of UPVC double glazed French doors leading out to the garden.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the rear elevation, inset spotlights to the ceiling and doors to two bedrooms and inner hallway.

BEDROOM ONE
9'11" x 12'10" (3.03m x 3.92m)
Laminate flooring, UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM TWO
9'10" x 5'4" (3.01m x 1.64m)
Picture rail, UPVC double glazed window overlooking the front elevation and central heating radiator.

INNER HALLWAY
Staircase leading to the additional loft room and door to the modern fitted bathroom.

BATHROOM/W.C.
Four piece suite comprising larger than average shower cubicle with glass sliding door, mixer shower and shower head attachment, panelled bath with centralised mixer tap and shower attachment, concealed low flush w.c. and wall hung wash basin with vanity drawers below and mirror above. Fully tiled walls, UPVC cladding with chrome strips and inset spotlights to the ceiling. UPVC double glazed frosted window overlooking the rear elevation, black ladder style radiator and laminate flooring.

LOFT ROOM
12'6" x 14'5" (3.83m x 4.40m)
Currently used as a bedroom. Inset spotlights to the ceiling, UPVC double glazed Velux window with built in blind to the front elevation, central heating radiator.

OUTSIDE
To the front of the property there is an off road tarmacadam parking space with steps leading to the entrance door with outside light. Whilst to the rear, a concrete patio area, perfect for entertaining and dining purposes overlooking a low maintenance paved rear garden with brick built outhouse, enclosed by timber panelled surround fences on all three sides.

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.