



WAKEFIELD  
01924 291 294

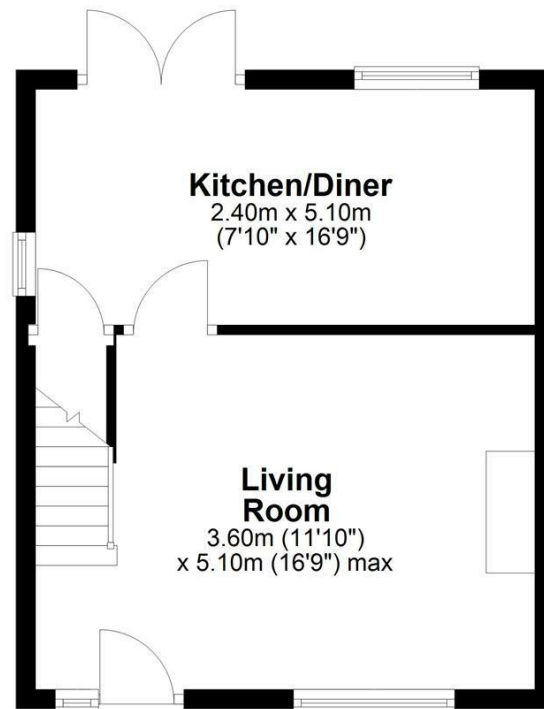
OSSETT  
01924 266 555

HORBURY  
01924 260 022

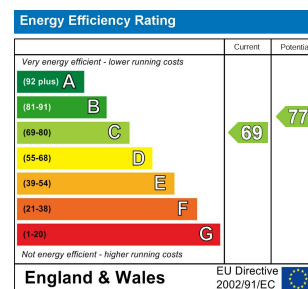
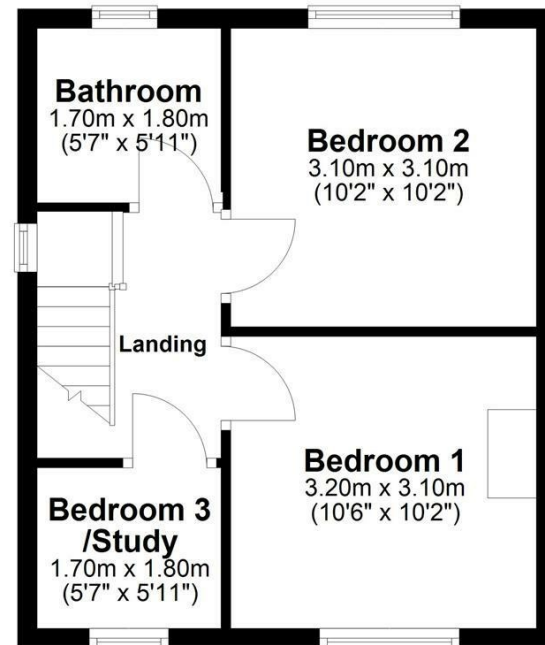
NORMANTON  
01924 899 870

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.



## 10 Penarth Terrace, Upton, Pontefract, WF9 1DZ

For Sale Freehold £190,000

Nestled in a cul-de-sac location is this well presented three bedroom semi detached property benefiting from well proportioned accommodation, driveway with garage and enclosed south facing rear garden.

The property briefly comprises of the living room and kitchen/diner. The first floor landing leads to three bedrooms and house bathroom. Outside to the front is a driveway providing off road parking for two vehicles running down the side of the property leading to the single garage. To the rear is an enclosed south facing garden, predominantly laid to lawn with two paved patio areas, perfect for outdoor dining.

Upton 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 which can be found within walking distance. Larger facilities can be found within more major towns such as Barnsley and Pontefract which are neighbouring to the property. The property is close by to local bus routes as well as the A1 motorway link for those who look to commute 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.



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## ACCOMMODATION

### LIVING ROOM

11'10" x 16'9" [max] x 12'5" [min] [3.62m x 5.13m [max] x 3.8m [min]]

Timber framed front entrance door, two central heating radiators, stairs to the first floor landing, door to the kitchen/diner, UPVC double glazed window to the front, coving to the ceiling and multi fuel burning stove with tiled hearth and wooden mantle.



### KITCHEN/DINER

16'10" x 7'11" [5.14m x 2.42m]

Range of wall and base units with laminate work

surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven with five ring gas hob and extractor hood. Space and plumbing for a washing machine and dishwasher, space for a fridge/freezer. UPVC double glazed windows to the rear and side, a set of UPVC double glazed French doors to the rear, central heating radiator, coving to the ceiling and understairs storage cupboard.



### FIRST FLOOR LANDING

Loft access, coving to the ceiling, UPVC double glazed window to the side, doors to three bedrooms and the bathroom.

### BEDROOM ONE

9'10" x 10'5" [max] x 9'3" [min] [3.02m x 3.2m [max] x 2.84m [min]]

UPVC double glazed window to the front, central heating radiator and coving to the ceiling.



### BEDROOM TWO

12'11" x 10'5" [3.95m x 3.2m]

Range of fitted wardrobes and storage units, coving to the ceiling, picture rail, central heating radiator and UPVC double glazed window to the rear.



### BEDROOM THREE/STUDY

5'4" x 5'11" [1.64m x 1.81m]

Central heating radiator, UPVC double glazed window to the front and coving to the ceiling.

### BATHROOM/W.C.

5'9" x 5'8" [1.76m x 1.74m]

Three piece suite comprising panelled bath with mixer tap and overhead shower, concealed cistern low flush w.c., wash basin with storage and mixer tap. Chrome ladder style radiator, extractor fan and UPVC double glazed frosted window to the rear.



## OUTSIDE

To the front of the property is a concrete and pebbled driveway providing off road parking for two vehicles running down the side leading to single detached garage with timber door. To the rear is a lawned garden incorporating paved patio areas, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.



## 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.

## 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.