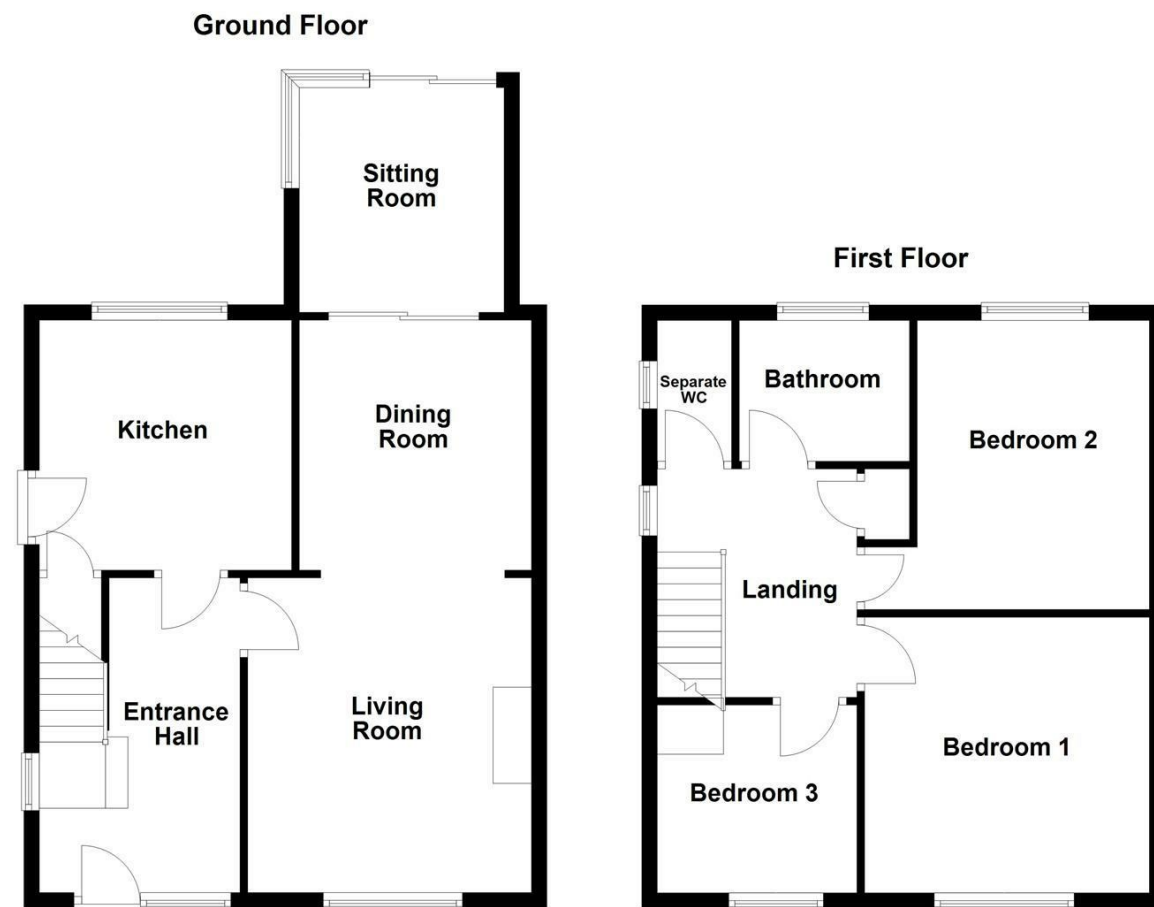




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



138 Baghill Lane, Pontefract, WF8 2HD
For Sale Freehold £200,000

Situated on the well regarded Baghill Lane in Pontefract, this deceptively spacious three bedroom semi detached home offers fantastic potential. Boasting generously proportioned accommodation, ample reception space enhanced by an extension, front and rear gardens, and extensive off street parking, this property presents an excellent opportunity for a wide range of buyers.

The accommodation briefly comprises an entrance hall with access to the first floor staircase and doors leading to both the living room and kitchen. The kitchen provides access to the side of the property and useful understairs storage. The living room opens through to the dining room, which in turn leads to the sitting room situated to the rear, enjoying direct access to the rear garden. To the first floor, the landing provides access to the loft space, useful storage facilities, three well proportioned bedrooms, the house bathroom and a separate WC. Externally, the property enjoys a lawned front garden with mature hedging and timber fencing to one side. A tarmac driveway provides ample off street parking and extends along the side of the property, leading to a larger-than-average detached garage positioned to the rear. The enclosed rear garden is laid mainly to lawn and incorporates a patio seating area, ideal for outdoor dining and entertaining, together with mature shrubs and secure timber fencing, making it particularly suitable for both children and pets.

Pontefract remains an extremely popular location for a variety of purchasers, including first-time buyers, growing families and professional couples, thanks to its excellent range of local shops, schools and amenities, many of which are within walking distance, including those found within the town centre. Well served by local bus routes, the town also benefits from three railway stations, with Pontefract Baghill railway station located close by, offering convenient links to larger towns and cities. For commuters, the A1 and M62 motorway networks are easily accessible, whilst the town is also home to the popular Pontefract Racecourse.

Only a full internal inspection can truly appreciate the space and potential this fantastic home has to offer, and an early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

13'5" (max) x 8'6" (min) x 5'8" (4.1m (max) x 2.6m (min) x 1.73m)

Frosted UPVC double glazed entrance door with matching frosted side window, central heating radiator, decorative panelling to one wall, staircase leading to the first floor landing and doors providing access to the living room and kitchen.

LIVING ROOM

13'5" (max) x 12'1" (min) x 10'11" (4.1m (max) x 3.7m (min) x 3.34m)

Featuring coving to the ceiling, ceiling rose, central heating radiator and a UPVC double glazed window to the front elevation. An electric fireplace with tiled inset and hearth, brick surround and wooden mantle provides a focal point to the room. Open access leads through to the dining room.



DINING ROOM

10'10" x 9'10" (3.32m x 3.02m)

With coving to the ceiling, ceiling rose, central heating radiator and sliding UPVC doors leading into the sitting room.



SITTING ROOM

9'1" x 9'6" (2.78m x 2.92m)

Having UPVC double glazed windows to the side and rear elevations, sliding UPVC patio doors opening onto the rear garden and a central heating radiator.

KITCHEN

10'10" x 10'10" (3.32m x 3.32m)

Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel 1 1/2 bowl sink and drainer with mixer tap and tiled splashbacks. Appliances include a four ring electric hob with extractor hood above, integrated oven, integrated under-counter fridge and freezer, together with plumbing for a washing machine. UPVC double glazed window to the rear elevation, frosted UPVC double glazed external door to the side, understairs storage cupboard and central heating radiator.

FIRST FLOOR LANDING

8'11" (max) x 8'8" (min) x 3'8" (2.72m (max) x 2.65m (min) x 1.12m)

With frosted UPVC double glazed window to the side elevation, loft access hatch, fitted storage cupboard and decorative panelling to one wall. Doors lead to three bedrooms, the house bathroom and separate WC.

BEDROOM ONE

12'0" (max) x 12'1" (min) x 10'9" (3.66m (max) x 3.7m (min) x 3.3m)

UPVC double glazed window to the front elevation, central heating radiator and a range of fitted wardrobes and storage units.



BEDROOM TWO

12'4" (max) x 12'2" (min) x 10'0" (3.78m (max) x 3.71m (min) x 3.05m)

UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes with matching storage units.



BEDROOM THREE

9'2" (max) x 8'4" (min) x 5'2" (2.81m (max) x 2.55m (min) x 1.6m)

UPVC double glazed window to the front elevation, central heating radiator and a slight bulkhead with fitted storage above.



BATHROOM

7'6" x 5'11" (2.3m x 1.81m)

Fitted with a vanity wash basin set within storage units with mixer tap and a panelled bath with mixer shower over. Part tiled walls, chrome ladder style

heated towel rail and frosted UPVC double glazed window to the rear elevation.



SEPARATE W.C.

2'11" x 5'11" (0.9m x 1.81m)

Frosted UPVC double glazed window to the side elevation and low flush WC.

OUTSIDE

To the front of the property, the garden is laid mainly to lawn with mature hedging and timber fencing to one side. A tarmac driveway provides ample off road parking and continues down the side of the property to a larger-than-average detached single garage at the rear. The rear garden is also laid mainly to lawn and incorporates concrete and tarmac patio seating areas, ideal for outdoor dining and entertaining. The garden further benefits from mature shrubbery and trees and is fully enclosed by fencing, making it ideal for both pets and children.



COUNCIL TAX BAND

The council tax band for this property is C.

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.