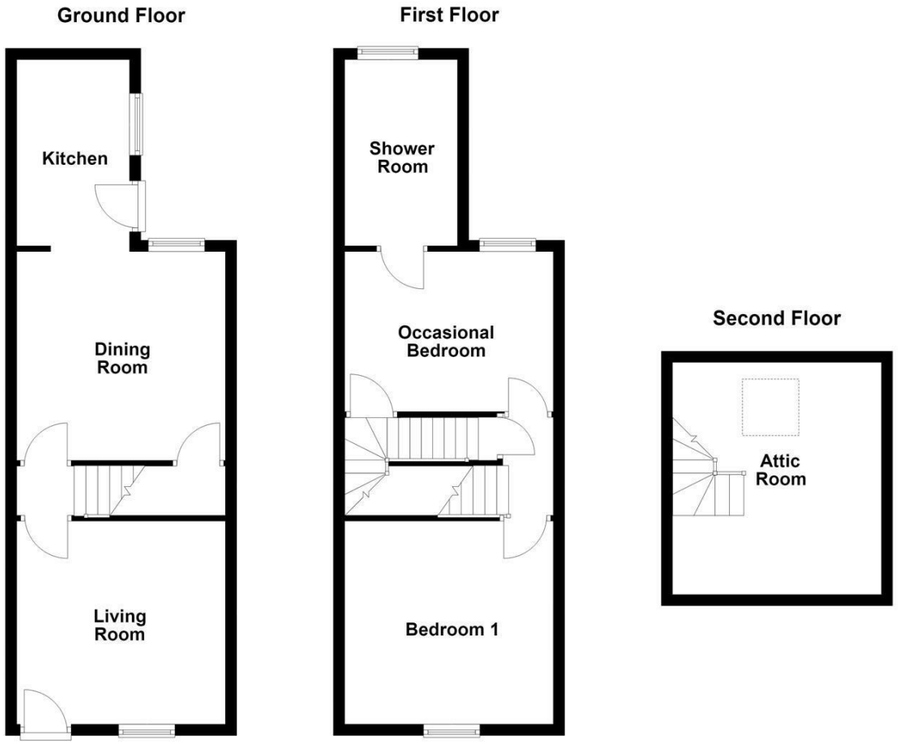

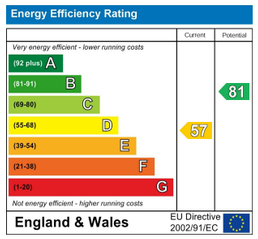

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

37 Halfpenny Lane, Pontefract, WF8 4AY

For Sale Freehold £140,000

A deceptively spacious two bedroom traditional mid terrace home arranged over three floors, situated in this highly convenient location on the fringe of Pontefract town centre. The property offers well proportioned accommodation throughout, making it an ideal purchase for first time buyers, professional couples, families and investors alike.

The accommodation briefly comprises a spacious living room leading through to an inner hallway and a separate dining room to the rear. The fitted kitchen is appointed with a good range of wooden fronted wall and base units, complemented by integrated appliances. To the first floor, there is a generous double bedroom to the front, together with an occasional bedroom to the rear which provides access to a modern shower room. A further attic bedroom occupies the second floor, offering versatile additional accommodation. Externally, the property enjoys a buffer style garden to the front, whilst to the rear is a block paved courtyard incorporating a useful brick built storage shed.

The property is conveniently positioned within easy reach of the excellent range of shops, schools and recreational facilities available in Pontefract town centre. Pontefract also benefits from two railway stations and excellent access to the national motorway network, making the property particularly attractive to commuters.

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

ACCOMODATION

LIVING ROOM

A welcoming reception room with a window and external door to the front elevation, central heating radiator and a feature stone fireplace incorporating a fitted gas fire. Stairs lead to the first floor, whilst an opening provides access into the inner hallway.

DINING ROOM

12'1" x 12'1" (3.70m x 3.70m)

A spacious second reception room with a window overlooking the rear elevation, central heating radiator, useful understairs storage cupboard and an archway leading through to the kitchen.

KITCHEN

10'9" x 6'6" (3.30m x 2.00m)

Fitted with a broad range of wooden fronted wall and base units with laminate work surfaces incorporating a stainless steel sink and drainer. There is space for a range style cooker with extractor hood above, space and plumbing for a dishwasher, an integrated fridge and freezer, kick space heater, window to the side elevation and an external door providing access outside.

FIRST FLOOR LANDING

Providing access to the principal bedroom, occasional bedroom and shower room.

BEDROOM ONE

12'1" x 11'9" (3.70m x 3.60m)

A generous double bedroom with a window overlooking the front elevation and a central heating radiator.

OCCASIONAL BEDROOM

12'1" x 8'6" (3.70m x 2.60m)

With a window overlooking the rear elevation and a useful built in storage cupboard.

SHOWER ROOM/W.C.

9'10" x 6'6" (3.00m x 2.00m)

Fitted with a modern three piece suite comprising a shower cubicle with glazed screen, wash basin and low flush W.C. The room also benefits from a linen cupboard and space and plumbing for a washing machine.

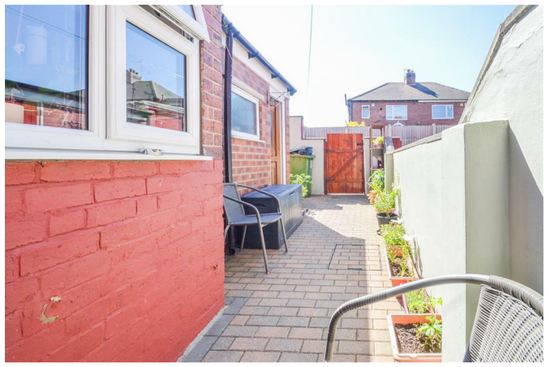
ATTIC ROOM

11'5" x 9'2" (3.50m x 2.80m)

A useful attic room featuring characterful sloping ceilings and a Velux style roof window to the rear elevation.

OUTSIDE

To the front is a modest buffer style garden. To the rear, the property enjoys an enclosed block paved courtyard, ideal for outdoor seating, together with a useful brick built storage outbuilding.



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.