

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



21 Dandy Mill Avenue, Pontefract, WF8 2JY

For Sale Freehold £210,000

Proudly introducing to the market is this three bedroom semi detached property benefitting from modern kitchen, two reception rooms, driveway with garage and an enclosed landscaped rear garden.

The property briefly comprises of the entrance hall, spacious living room, dining room and modern kitchen. The first floor landing leads to three bedrooms (two doubles and a single) and house bathroom. Outside to the front is a lawned garden and driveway providing off road parking leading to the detached garage. To the rear is an enclosed garden with flagged patio area, tiered into two sections with timber decked area and artificial lawn.

The property is only a short commute to Pontefract town centre with several train stations and motorway links for those wishing to travel further afield.

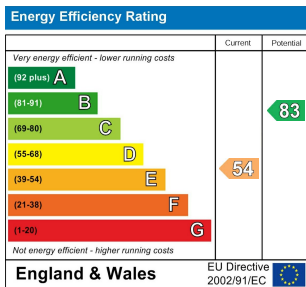
Ready to move into, only a viewing will reveal the potential this property has to offer.

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.



ACCOMMODATION

ENTRANCE HALL

Central heating radiator, stairs to the first floor landing and door to the living room.

LIVING ROOM

15'8" x 11'10" [4.78m x 3.62m]

UPVC double glazed window to the front elevation, central heating radiator and door leading to the dining room.



DINING ROOM

7'1" x 9'11" [2.17m x 3.03m]

Central heating radiator, UPVC double glazed

window to the rear elevation and access to the kitchen.



KITCHEN

12'11" x 7'3" [3.96m x 2.22m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob with extractor fan, integrated microwave, integrated dishwasher, space and plumbing for a washing machine. Laminate flooring, UPVC double glazed window to the side elevation, UPVC barn door and window to the rear elevation.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, loft access, doors to three bedrooms and bathroom.

BEDROOM ONE

12'2" x 9'3" [3.71m x 2.84m]

Built in wardrobes, central heating radiator and UPVC double glazed window to the front elevation.



BEDROOM TWO

8'6" x 9'4" [2.61m x 2.87m]

Range of fitted wardrobes, central heating radiator and UPVC double glazed window to the front elevation.



BEDROOM THREE

5'7" x 8'10" [1.71m x 2.70m]

Laminate flooring, central heating radiator and UPVC double glazed window to the front elevation.

BATHROOM/W.C.

5'7" x 6'2" [1.71m x 1.88m]

Three piece suite comprising wash hand basin with mixer tap, built in low flush w.c. and panelled bath with shower head attachment. Chrome ladder style radiator, UPVC double glazed frosted window to the rear elevation, extractor fan and spotlights.



OUTSIDE

To the front is a driveway leading up to a detached garage and lawned garden. To the rear is a flagged patio area and decked area leading to an artificial lawned garden, enclosed by 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.