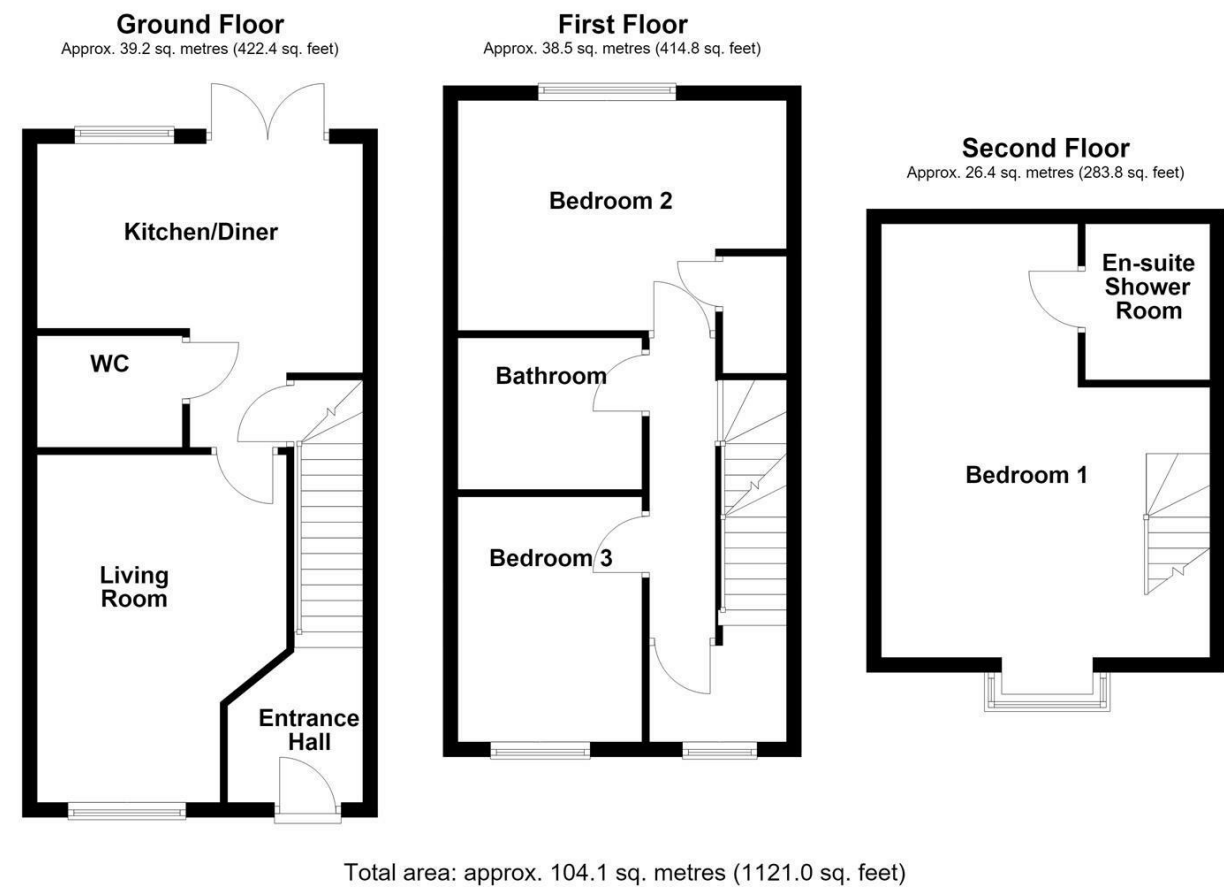


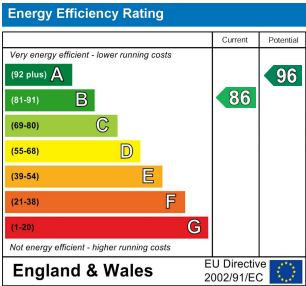


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



59 Knight Street, Pontefract, WF8 4GH

For Sale Freehold £250,000

Situated within a popular residential development is this well presented three bedroom townhouse, offering spacious and versatile accommodation arranged over three floors. The property boasts generous reception space, a modern open plan dining kitchen, off road parking for two vehicles and an enclosed rear garden, making it an ideal home for a range of buyers.

The accommodation briefly comprises an entrance hall with staircase leading to the first floor and access into the lounge. The lounge leads through to the light and airy open plan dining kitchen, which is fitted with a stylish range of modern units, integrated appliances and French doors opening directly onto the rear garden. A useful utility/downstairs W.C. completes the ground floor accommodation. To the first floor are two well proportioned bedrooms and the house bathroom, together with a further staircase leading to the second floor. The second floor is home to the generous principal bedroom, which benefits from its own en suite shower room. Externally, to the front of the property is off road parking for two vehicles together with a small buffer garden. To the rear is a good sized enclosed garden incorporating a paved seating area and lawn, providing an ideal space for outdoor dining and entertaining.

The property is well suited to first time buyers, professional couples and families alike, offering modern accommodation with flexible living space across three floors.

Only a full internal inspection will truly reveal everything this attractive home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Front facing composite entrance door leading into the entrance hall. Staircase providing access to the first floor, cupboard housing the meters, double central heating radiator and opening leading through to the lounge.

LOUNGE

13'8" x 10'6" [4.17m x 3.22m]
Front facing UPVC double glazed window, double central heating radiator, carpeted flooring and door leading through to the open plan dining kitchen.



OPEN PLAN DINING KITCHEN

14'7" x 13'11" [4.47m x 4.25m]
Light and airy open plan dining kitchen fitted with a stylish range of white gloss wall and base units with complementary wood effect laminate work surfaces over, incorporating a 1 1/2 bowl stainless steel sink and drainer with chrome swan neck mixer tap. Built in double electric oven, four ring gas hob with extractor hood above, stainless steel splashback, integrated 70/30 fridge freezer and integrated slimline dishwasher. Cupboard housing the combination central heating boiler. Rear facing UPVC double glazed

window and UPVC double glazed French doors leading out to the rear garden, wood effect flooring and useful built-in understairs storage cupboard.

UTILITY/W.C.

5'6" x 6'11" [1.70m x 2.11m]
Low flush W.C. and a range of base units incorporating an inset ceramic sink with mixer tap and useful cupboard storage below. Double central heating radiator and wood effect flooring.



FIRST FLOOR LANDING

Doors providing access to two bedrooms and the house bathroom, together with double central heating radiator. A further door leads to the staircase providing access to the principal bedroom on the second floor.

BEDROOM TWO

9'2" x 14'0" [2.81m x 4.27m]
Rear facing UPVC double glazed window, double central heating radiator, carpeted flooring and useful built-in storage cupboard with hanging rail.



BEDROOM THREE

6'11" x 11'8" [2.11m x 3.58m]
Front facing UPVC double glazed window and carpeted flooring.



BATHROOM

6'9" x 7'1" [2.08m x 2.17m]
Fitted with a white three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin and low flush W.C. Part tiled walls, tiled flooring, extractor fan, spotlights to the ceiling and double central heating radiator.



BEDROOM ONE

13'9" x 21'9" [4.21m x 6.64m]
Spacious second floor bedroom with front facing dormer style UPVC double glazed window and rear Velux style roof window. Carpeted

flooring, double central heating radiator and door providing access to the en suite shower room.



EN SUITE SHOWER ROOM

4'7" x 7'6" [1.41m x 2.30m]
Walk in shower, low flush W.C. and wash hand basin. Part tiled walls and flooring, double central heating radiator, rear roof window and extractor fan.

OUTSIDE

To the front of the property is parking for two vehicles together with a small buffer garden. To the rear is a good sized enclosed garden with fenced boundaries, paved seating area and lawn.



COUNCIL TAX BAND

The council tax band for this property is C.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.