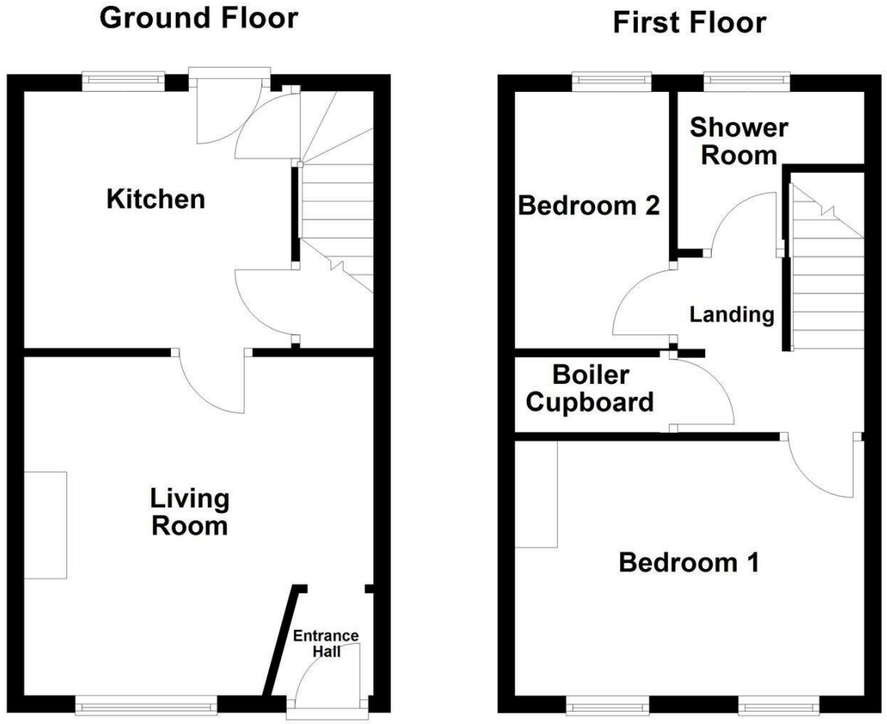
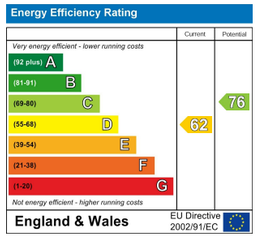
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





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.

4 Richmond Avenue, Pontefract, WF8 1HA

For Sale Freehold £120,000

Situated in the heart of Pontefract is this two bedroom mid terrace property benefitting from well proportioned accommodation and an enclosed rear garden.

The property briefly comprises of the entrance hall, living room and kitchen/diner. The first floor landing leads to two good sized bedrooms and house shower room. Outside to the front is on street permit parking and to the rear is a lawned garden and paved areas, surrounded by timber fencing.

Pontefract makes an ideal place to settle for a range of buyers, as this property itself is aptly placed for local amenities such as shops and schools, as Pontefract town centre is within walking distance. The bus station and two of Pontefract's train stations are also within walking distance of the property and is close to the M62 for those who look to commute further afield.

Only a full internal inspection will reveal the potential on offer at this home and an early viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door with an opening into the living room.

LIVING ROOM
13'0" x 13'5" (max) x 8'7" (min) (3.97m x 4.09m (max) x 2.62m (min))
Timber framed double glazed windows to the front, door to the kitchen/diner, coving to the ceiling, central heating radiator, fitted unit in alcove beside the chimney breast and decorative fireplace with marble hearth, surround and wooden mantle.

KITCHEN/DINER
9'10" x 10'3" (3.0m x 3.13m)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, gas cooker, space for a fridge/freezer, space and plumbing for a washing machine and extractor fan. Door and timber framed double glazed window to the rear garden, door leading to the stairs providing access to the first floor landing, understairs storage cupboard and central heating radiator.

FIRST FLOOR LANDING
Loft access, central heating radiator, boiler cupboard, doors to two bedrooms and shower room.

BEDROOM ONE
9'10" x 13'5" (max) x 12'2" (min) (3.0m x 4.1m (max) x 3.73m (min))
Timber framed double glazed windows to the front and central heating radiator.

BEDROOM TWO
10'0" x 5'11" (3.06m x 1.81m)
Timber framed double glazed window to the rear and central heating radiator.

SHOWER ROOM/W.C.
6'9" x 7'2" (max) x 4'0" (min) (2.07m x 2.2m (max) x 1.24m (min))
Low flush w.c., pedestal wash basin and shower cubicle with electric shower. Timber framed frosted double glazed window to the rear, central heating radiator and extractor fan.

OUTSIDE
To the front is on street permit parking. To the rear is a lawned garden with paved areas, fully enclosed by timber fencing.

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.