Richard Kendall Estate Agent

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108 Tombridge Crescent, Kinsley, Pontefract, WF9 5HE

For Sale Freehold £175,000

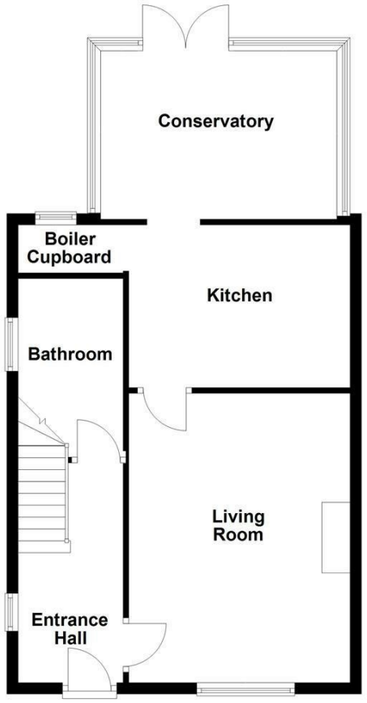
Situated on the fringe of Pontefract is this four bedroom semi detached property benefitting from well proportioned accommodation, driveway parking and a generous sized rear garden.

The property briefly comprises of the entrance hall, bathroom/w.c., living room, kitchen, boiler cupboard and conservatory. The first floor landing leads to three bedrooms and w.c. Outside to the front is a driveway providing off road parking for two vehicles. To the rear is an enclosed good sized garden with patio area, lawned and pebbled areas. There are two useful outbuildings, which could be used for a variety of purposes such as a work from home space.

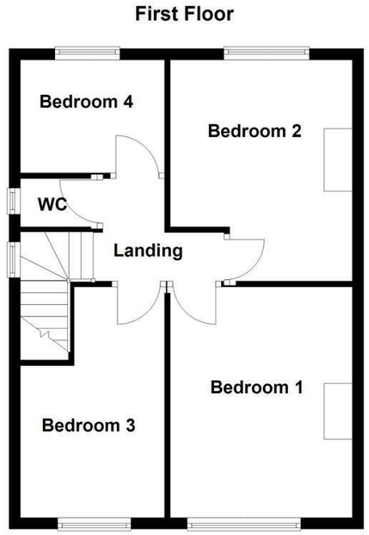
This property is ideally positioned for families, with easy access to local amenities, schools, and a nearby train station offering quick connections to Wakefield and Leeds. Nearby beauty spots, such as Nostell Priory and local nature reserves, further enhance the appeal of this exceptional family home.

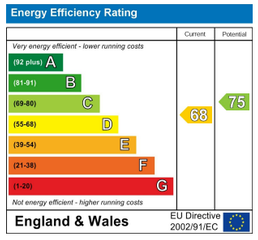
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

Ground Floor



First Floor





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
12'8" x 6'0" (max) x 3'3" (min) (3.88m x 1.85m (max) x 1.0m (min))
Composite front entrance door, stairs to the first floor landing, central heating radiator, UPVC double glazed window to the side, doors to the living room and bathroom.

BATHROOM/W.C.
6'0" x 10'4" (1.84m x 3.15m)
Low flush w.c., pedestal wash basin with mixer tap and P-shaped bath with overhead shower. UPVC double glazed frosted window to the side and column central heating radiator with towel rail.

LIVING ROOM
16'10" x 12'9" (max) x 11'2" (min) (5.15m x 3.9m (max) x 3.42m (min))
Multi fuel burning stove with slate hearth and exposed brick surround, UPVC double glazed window to the front and door to the kitchen.

KITCHEN
9'6" x 12'9" (2.9m x 3.9m)
Range of wall and base units with laminate work surface over incorporating sink and drainer with mixer tap, integrated oven, four ring gas hob with extractor hood. Space and plumbing for a washing machine and dishwasher. Space and plumbing for an American style fridge/freezer, central heating radiator, an opening through to the conservatory and an opening to the boiler store.

BOILER CUPBOARD
6'1" x 2'7" (1.87m x 0.8m)
UPV double glazed window to the rear and the combination boiler is housed in here.

CONSERVATORY
9'9" x 14'0" (2.98m x 4.27m)
Surrounded by UPVC double glazed windows, central heating radiator and a set of UPVC double glazed French doors to the rear garden.

FIRST FLOOR LANDING
Loft access, UPVC double glazed window to the side and doors to four bedrooms and w.c.

BEDROOM ONE
13'10" x 10'8" (max) x 9'5" (min) (4.24m x 3.26m (max) x 2.88m (min))
UPVC double glazed window to the front and central heating radiator.

BEDROOM TWO
10'8" x 12'6" (max) x 6'5" (min) (3.26m x 3.83m (max) x 1.96m (min))
UPVC double glazed window to the rear, fitted wardrobe and central heating radiator.

BEDROOM THREE
13'10" x 8'4" (max) x 5'4" (min) (4.23m x 2.56m (max) x 1.64m (min))
UPVC double glazed window to the front and central heating radiator.

BEDROOM FOUR
8'4" x 6'7" (2.55m x 2.01m)
UPVC double glazed window to the rear and central heating radiator.

W.C.
2'9" x 5'2" (0.85m x 1.6m)
UPVC double glazed frosted window to the side, low flush w.c. and dado rail.

OUTSIDE
To the front is a paved driveway providing off road parking for two vehicles leading down the side of the property. To the rear is a concrete patio area, perfect for outdoor dining and entertaining with lawned and pebbled areas, access to two outbuildings with power and light, ideal for a work from home space.

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.