



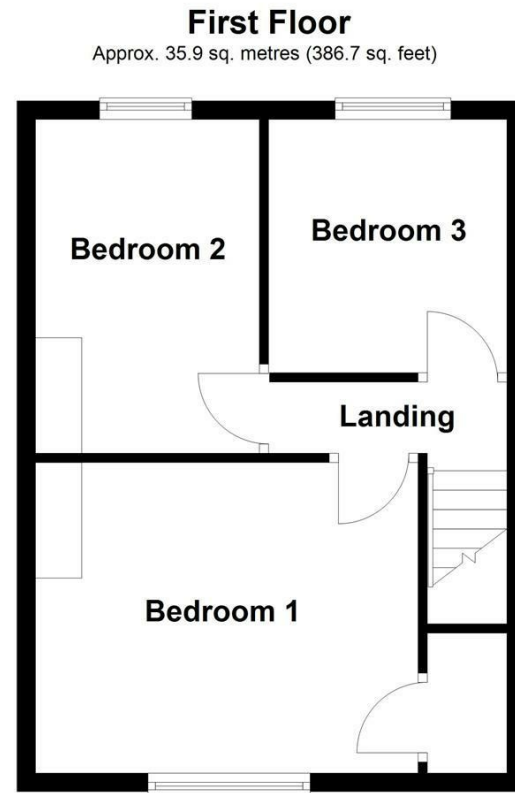
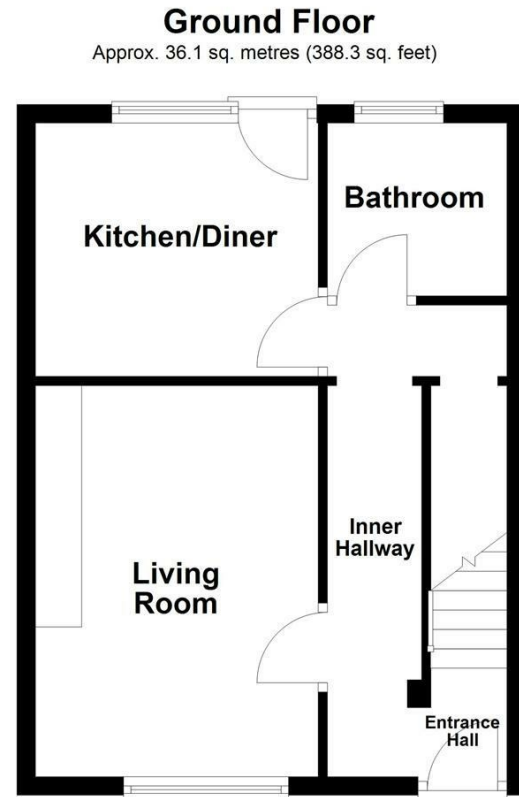
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

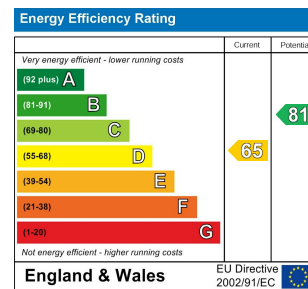
HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Total area: approx. 72.0 sq. metres (775.0 sq. feet)



**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.



**157 Harrow Street, South Elmsall, Pontefract, WF9 2BQ**

**For Sale Freehold Chain Free £110,000**

Situated in the sought after area of South Elmsall is this deceptively spacious and recently refurbished three bedroom mid terraced home, offering well proportioned accommodation throughout, ample reception space and an enclosed rear garden with potential for off road parking.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to an inner hallway. The inner hallway leads through to the living room, house bathroom, understairs storage cupboard and a spacious kitchen diner, which in turn provides access to the rear garden. To the first floor, the landing provides access to three good sized bedrooms, with the principal bedroom benefitting from a useful storage cupboard.

South Elmsall is well suited to a range of buyers, particularly first time purchasers, small families and investors alike. A range of local amenities including shops, schools and public transport links can be found within walking distance. The area is served by regular bus routes and benefits from excellent rail links via both South Elmsall and Moorthorpe train stations. The A1 motorway is also only a short drive away, making it ideal for commuters travelling further afield.

Offering excellent potential and spacious accommodation throughout, this property would make a fantastic purchase for a variety of buyers. An early viewing is highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

Frosted UPVC double glazed front entrance door leading into the property, with stairs to the first floor landing, coving to the ceiling and opening through to the inner hallway.

### INNER HALLWAY

Coving to the ceiling and doors leading through to the living room, kitchen diner, bathroom and understairs storage cupboard.

### LIVING ROOM

13'10" max x 10'0" min x 8'10" [4.23m max x 3.07m min x 2.70m]  
UPVC double glazed window to the front, central heating radiator and coving to the ceiling.



### KITCHEN DINER

9'2" x 9'11" [2.80m x 3.03m]

UPVC double glazed window to the rear and frosted UPVC double glazed door leading out to the rear garden. Central heating radiator, extractor fan, coving to the ceiling and the boiler is housed within this room. Fitted with a range of modern wall and base units with laminate work surface over, stainless steel sink and drainer, four ring induction hob with partial glass splashback and integrated oven, with space and plumbing for a washing machine and space for a fridge freezer.

### BATHROOM/W.C.

6'4" x 6'1" [1.94m x 1.87m]

Frosted UPVC double glazed window to the rear, extractor fan, central heating radiator, low flush w.c., pedestal wash basin with tiled splashback and panel bath with tiled surround.



## FIRST FLOOR LANDING

Loft access and doors leading through to three bedrooms.

### BEDROOM ONE

11'8" max x 13'10" min x 12'7" [3.56m max x 4.22m min x 3.85m]

Coving to the ceiling, central heating radiator, UPVC double glazed window to the front and access to a storage cupboard.



### BEDROOM TWO

11'7" max x 8'0" min x 6'9" [3.55m max x 2.44m min x 2.06m]

UPVC double glazed window to the rear and central heating radiator.



### BEDROOM THREE

8'10" x 8'6" [2.70m x 2.60m ]

UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.



## OUTSIDE

To the front of the property there is a small buffer garden, mainly paved with wall and iron fence surround and iron gate providing access. To the rear, the garden is also low maintenance and mainly paved, perfect for outdoor dining and entertaining purposes, with wall, timber and iron fence surround together with a set of iron double gates providing rear access and potential off road parking.



## 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.