



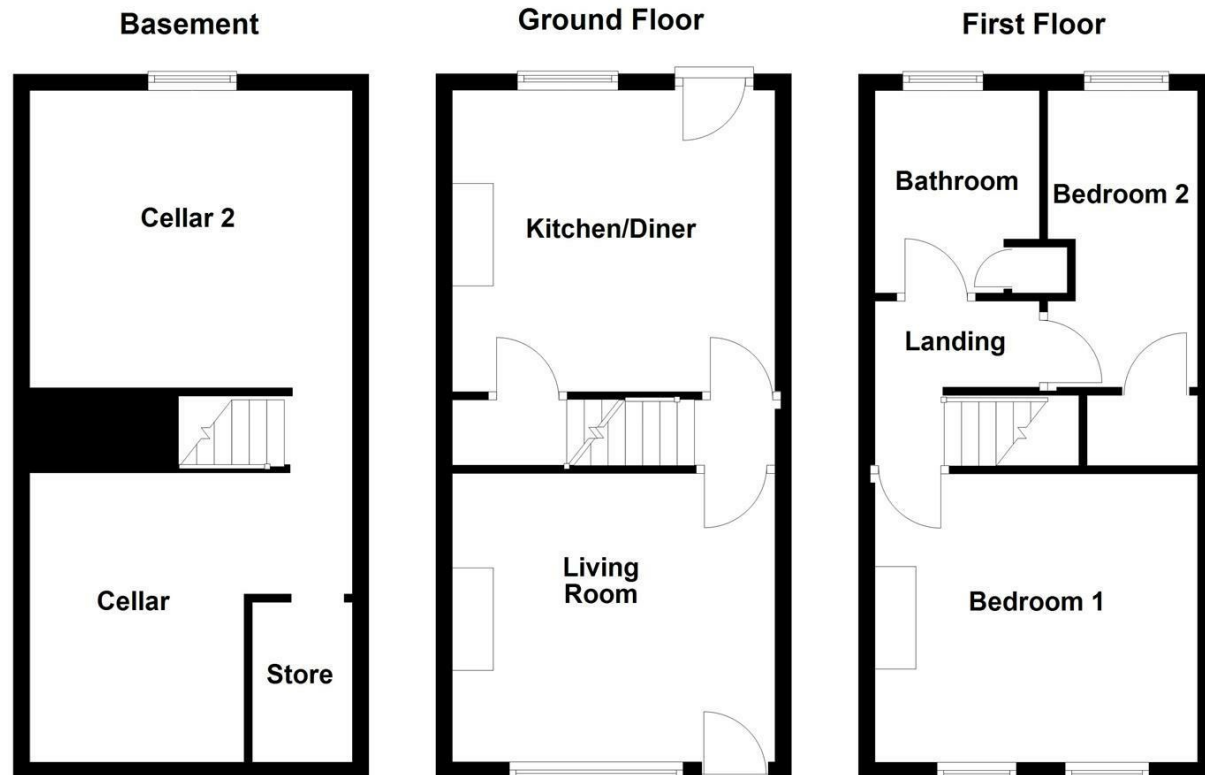
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## 80 Friarwood Lane, Pontefract, WF8 1DX

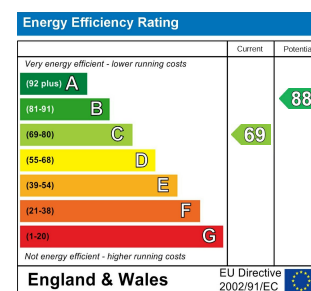
For Sale Freehold Chain Free £125,000

Introducing to the market is this two bedroom terraced property situated in the heart of Pontefract benefiting from spacious accommodation and within walking distance of local amenities.

The property briefly comprises of the living room and kitchen/diner with access down to the cellar. The first floor landing leads to two bedrooms and three piece bathroom. Outside to the front is on street permit parking and to the rear is a low maintenance gravelled garden and flagged pathway.

The property is ideally located for Pontefract town centre and all the shops and amenities it has to offer. For those wishing to travel further afield, Pontefract Tanshelf and Pontefract Baghill train stations are within close proximity.

Perfect for the young family or first time buyers, an early viewing comes highly recommended to appreciate the accommodation on offer.



### 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.

### 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



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#### ACCOMMODATION

Available to rent is this two bedroom mid terrace property conveniently located within walking distance, for most, of Pontefract's local amenities, train station, local hospital and surrounding schools. For those wishing to travel further afield, there is easy access to the M62 motorway.

The property has the benefit of gas central heating, double glazing, neutral décor and is carpeted throughout with lino in both the kitchen and bathroom.

The accommodation comprises of spacious lounge with gas fire and fitted kitchen with staircase leading down to the cellar. The first floor landing provides access to two generous double bedrooms with wardrobe space to the second bedroom and a house bathroom/w.c with a shower over the bath.

Outside there is parking to the front of the property and pleasant enclosed low maintenance garden to the rear.

#### LOUNGE

12'11" x 11'3" [3.94m x 3.43m]

UPVC front entrance door, UPVC double glazed window to the front elevation, gas fireplace [currently capped off], door to the kitchen/diner and access to the staircase leading to the first floor landing.



#### KITCHEN/DINER

6'11" x 6'11" [2.11m x 2.13m]

Range of wall and base units with work surface over, space and plumbing for a fridge or freezer, integrated cooker, four ring gas hob and extractor

hood. Central heating radiator, UPVC double glazed window to rear elevation and timber door to the rear garden. Access down to the cellar.

#### FIRST FLOOR LANDING

Doors to two bedrooms and bathroom.

#### BEDROOM ONE

12'11" x 11'3" [3.94m x 3.43m]

UPVC double glazed windows to the front elevation and central heating radiator.



#### BEDROOM TWO

12'2" x 6'5" [min] x 7'10" [max] [3.73m x 1.96m [min] x 2.41m [max]]

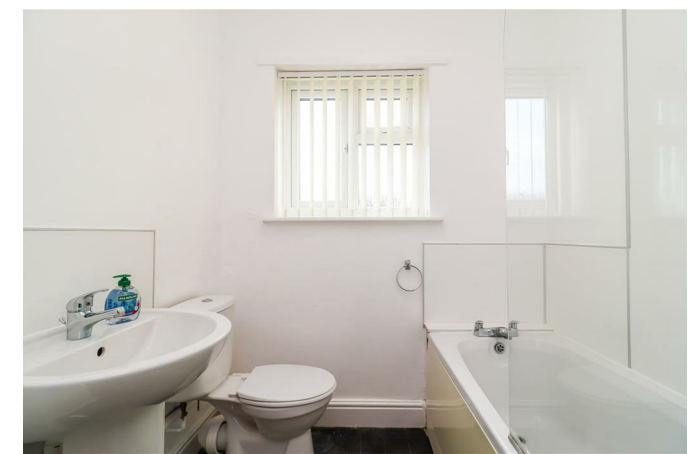
UPVC double glazed window to the rear elevation and central heating radiator.



#### BATHROOM/W.C.

7'10" x 6'2" [2.39m x 1.88m]

Pedestal wash basin with mixer tap, low flush w.c. and panelled bath. UPVC double glazed frosted window to the rear elevation.



#### OUTSIDE

There is on street permit parking to the front. To the rear is a gravelled area and flagged pathway with shared access for the neighbours.



#### 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.