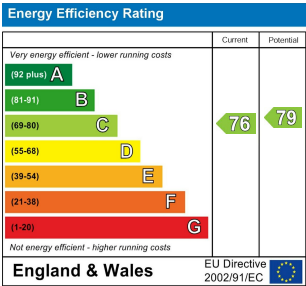


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



10 Tudor Close, Pontefract, WF8 4NJ

For Sale Leasehold £130,000

Situated on the fringe of Pontefract is this two bedroom ground floor maisonette benefitting from well proportioned accommodation, single garage and gardens to the front and rear.

The property briefly comprises of the entrance porch, lounge/dining room, kitchen, hallway leading to two bedrooms and bathroom. Outside to the front is a lawned garden and paved pathway to the front door. To the rear is an enclosed lawned garden with planted border and paved patio area, perfect for outdoor dining and entertaining. In addition there is a separate single garage.

Pontefract makes an ideal place to settle for a range of buyers as it is aptly placed for local amenities such as shops and schools. For those looking to commute further afield, the M62 motorway is only a short distance away.

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



ACCOMMODATION

ENTRANCE PORCH

UPVC front entrance door and UPVC double glazed window to the side. Door to the lounge/dining room.

LOUNGE/DINING ROOM

17'10" x 19'9" [max] x 10'4" [min] [5.46m x 6.03m [max] x 3.16m [min]]
UPVC double glazed window to the front, three central heating radiators, coving to the ceiling, electric fireplace with laminate hearth, surround and wooden mantle. Doors to the hallway, storage cupboard and kitchen.

KITCHEN/DINER

5'2" x 10'2" [1.6m x 3.12m]
Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood. Space and plumbing for a washing machine, space for a fridge/freezer and UPVC double glazed window to the front.

HALLWAY

Doors to two bedrooms and the bathroom.

BATHROOM/W.C.

6'5" x 7'2" [1.97m x 2.19m]
Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with mixer tap and shower head attachment. Chrome ladder style radiator and storage cupboard.

BEDROOM ONE

8'11" x 12'11" [2.73m x 3.95m]
UPVC double glazed window to the rear, coving to the ceiling, fitted wardrobes and central heating radiator.

BEDROOM TWO

8'4" x 8'3" [2.55m x 2.52m]
Central heating radiator, fitted wardrobes and set of UPVC double glazed French doors to the rear garden.

OUTSIDE

To the front of the property is a lawned garden and paved pathway to the front door. There is a right of access for the neighbours. To the rear is a

lawned garden with planted border incorporating mature shrubs and flowers and paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing. Separate to the property is a single detached garage with manual up and over door.

PLEASE NOTE

The properties were originally constructed as leasehold with a 999-year lease. However, the management company was dissolved shortly after completion, and as a result, no service charges or ground rent have ever been collected. It is understood that the properties are now generally regarded as freehold. Prospective purchasers are advised to seek independent legal advice to confirm the tenure and any associated implications.

LEASEHOLD

The remaining term of the lease is 964 years [2025].

COUNCIL TAX BAND

The council tax band for this property is B.

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.