



WAKEFIELD  
01924 291 294

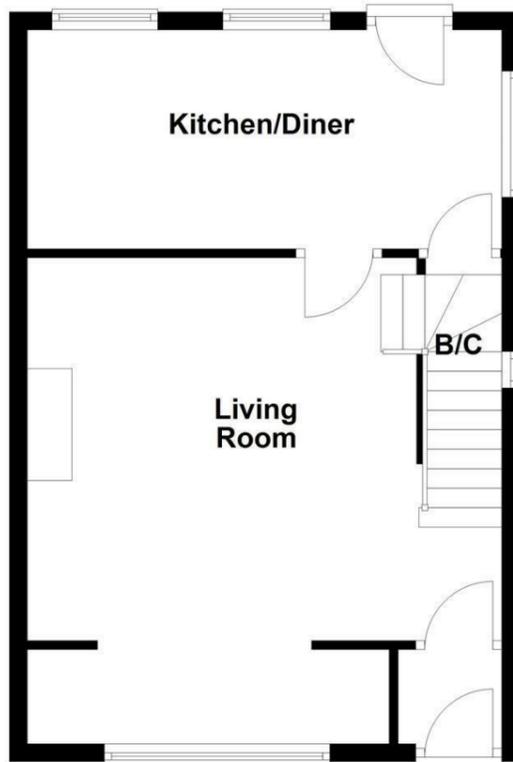
OSSETT  
01924 266 555

HORBURY  
01924 260 022

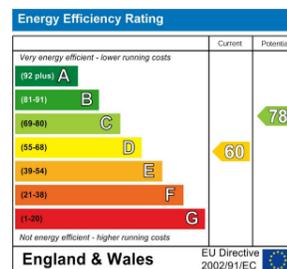
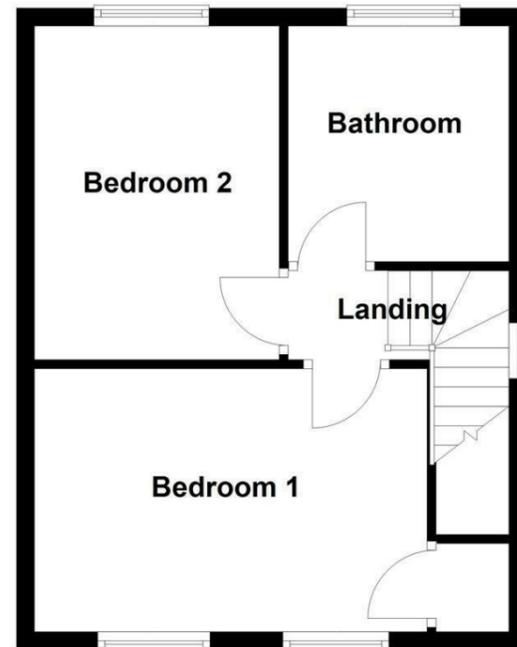
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

### 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.



## 40 Priory Estate, South Elmsall, Pontefract, WF9 2ST

### For Sale Freehold Asking Price £150,000

A superb opportunity to purchase this two bedroom semi detached home, benefiting from a modern fitted kitchen dining room and an enclosed lawned rear garden, this property is certainly not one to be missed.

The accommodation briefly comprises of a front porch which leads into an extended lounge diner, providing a well proportioned living and dining space, with access through to a modern fitted kitchen located at the rear of the property. Upstairs, two generous double bedrooms and a spacious three piece family bathroom serve the first floor landing. Externally, there is on street parking available on a first come, first served basis. A cast iron gate provides access to a concrete pathway with an attractive lawned front garden. The pathway continues down the side of the property through a timber gate leading to the enclosed rear garden. The rear garden features a paved patio seating area, a timber shed and fencing to all three sides, creating a private outdoor space. Additional external features include an outside water point and exterior lighting.

The property is ideally situated within close proximity to local amenities, well regarded schools and South Elmsall train station. There are regular bus routes providing convenient access to both Pontefract town centre and Wakefield, while the A1 is only a short distance away, making it ideal for those needing to commute further afield.

Only a full internal inspection will truly reveal all that this attractive home has to offer, and viewing is highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

A composite front entrance door leads into the entrance hall, which has laminate flooring and a solid wooden door with a chrome handle leading into the living room. There is also a staircase with handrail leading to the first floor landing.

### LIVING ROOM

17'1" x 18'2" [max] x 13'7" [min] [5.21m x 5.55m [max] x 4.16m [min]]

A spacious reception room featuring a picture window overlooking the front aspect, laminate flooring and two central heating radiators. There is a decorative brick fireplace with chimney breast and coving to the ceiling. A solid wooden door with chrome handle leads through to the kitchen diner, while the staircase rises from this room to the first floor landing.



### KITCHEN/DINER

8'0" x 16'11" [2.45m x 5.16m]

Fitted with a range of wall and base units with laminate work surfaces and matching upstands above. There is an integrated oven and grill with four ceramic hobs, a glass splashback and a black cooker hood over. A sink and drainer with mixer tap and black swan neck fitting is also installed. There is space for a large freestanding fridge freezer, plumbing and drainage for a washing machine and additional under counter appliance space. The room benefits from three UPVC double glazed windows, two overlooking the rear and one to the side, along with a central heating radiator and laminate flooring. A UPVC double glazed door leads out to the rear garden. There is also an understairs storage cupboard housing the combination condensing boiler, with a timber single glazed frosted window to the side aspect.

### FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation and doors providing access to two bedrooms and the house bathroom.

### BEDROOM ONE

9'8" x 14'0" [2.96m x 4.29m]

A double bedroom with coving to the ceiling, two UPVC double glazed windows overlooking the front elevation, a central heating radiator and a solid wooden door with chrome handle. There is also access to a built in single wardrobe.



### BEDROOM TWO

9'0" x 12'2" [2.75m x 3.72m]

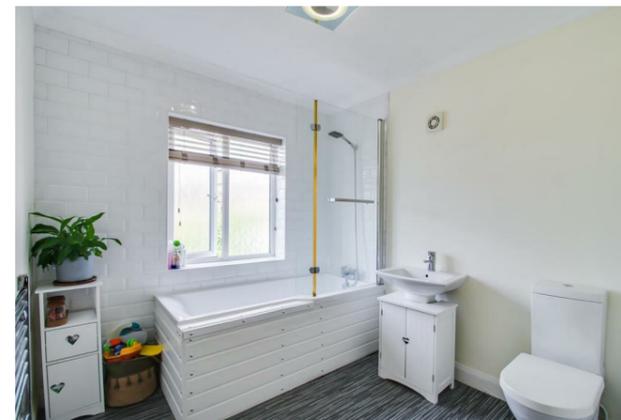
Featuring coving to the ceiling, a UPVC double glazed window overlooking the rear elevation and a central heating radiator.



### BATHROOM

8'7" x 7'4" [2.62m x 2.24m]

Fitted with a panelled bath with glass shower screen, mixer tap and shower attachment, with tiling around the bath area. There is a pedestal wash basin with mixer tap and a low level WC. Additional features include a wall mounted extractor fan, coving to the ceiling, a UPVC double glazed frosted window to the rear elevation and a chrome ladder style heated towel rail.



## OUTSIDE

Externally, to the front of the property there is on street parking and a cast iron gate providing access to a concrete pathway with an attractive lawned garden. The pathway continues down the right hand side to a timber gate leading into the rear garden. There is also an external water point beneath the kitchen window and a sensor security light above. To the rear, there is a concrete pathway leading to a paved patio seating area with a timber shed and a further garden area which could be laid to lawn. The garden is enclosed by fencing on all three sides, creating a secure and private outdoor 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.

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

## VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.