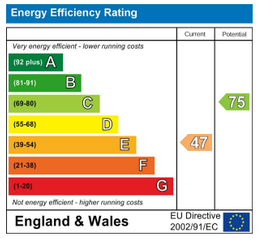
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

19 Banks Avenue, Pontefract, WF8 4DL

For Sale Freehold £185,000

Situated on the fringe of Pontefract town centre is this spacious two bedroom mid terrace property with accommodation spanning over three floors and benefitting from ample reception space, additional loft room and low maintenance gardens.

The property briefly comprises of the entrance hall, living room and dining room. The first floor landing leads to two bedrooms and the house bathroom/w.c. A further set of stairs lead to the additional loft room. Outside to the front is a planted garden with hedge and wall border. A paved pathway runs to the front door. To the rear is a low maintenance garden with an artificial lawn and a concrete pathway, fully enclosed by timber fencing with timber gate to the rear. Beyond the property to the rear is an off road parking space for one vehicle.

The property is within walking distance to the local amenities and schools located nearby, with main bus routes running to and from Pontefract and Castleford. The M62 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

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

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door, coving to the ceiling, central heating radiator and door to the living room. Stairs to the first floor landing.

LIVING ROOM
13'5" x 10'5" (max) x 2'11" (min) (4.09m x 3.2m (max) x 0.9m (min))
UPVC double glazed bay window to the front, coving to the ceiling, central heating radiator, an opening to the dining room and gas fireplace with tiled hearth, surround and wooden mantle.

DINING ROOM
13'7" x 10'11" (max) x 9'4" (min) (4.15m x 3.33m (max) x 2.86m (min))
Door providing access down to the cellar, door to the kitchen, UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and exposed brick chimney breast.

KITCHEN
7'10" x 5'10" (2.39m x 1.78m)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a gas cooker with cooker hood and washing machine. Space for a fridge/freezer, coving to the ceiling, UPVC double glazed door and window to the rear.

FIRST FLOOR LANDING
Doors to three bedrooms and the house bathroom. Coving to the ceiling and further set of stairs leading to the loft room.

BEDROOM ONE
11'5" x 13'10" (max) x 13'2" (min) (3.48m x 4.22m (max) x 4.03m (min))
UPVC double glazed window to the front, central heating radiator and coving to the ceiling.

BEDROOM TWO
13'7" x 8'1" (max) x 7'2" (min) (4.15m x 2.48m (max) x 2.19m (min))
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

BATHROOM/W.C.
7'10" x 5'10" (2.41m x 1.78m)
UPVC double glazed frosted window to the rear, spotlights to the ceiling, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and shower head attachment. Fully tiled.

LOFT ROOM
14'2" x 12'9" (max) x10'9" (min) (4.33m x 3.89m (max) x3.3m (min))
Velux skylight, access to the storage eaves and central heating radiator.

OUTSIDE
To the front of the property is a planted garden with hedge and wall border. A paved pathway runs to the front door. To the rear is a low maintenance garden with an artificial lawn and a concrete pathway, fully enclosed by timber fencing with timber gate to the rear. Beyond the property to the rear is an off road parking space for one vehicle.

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.