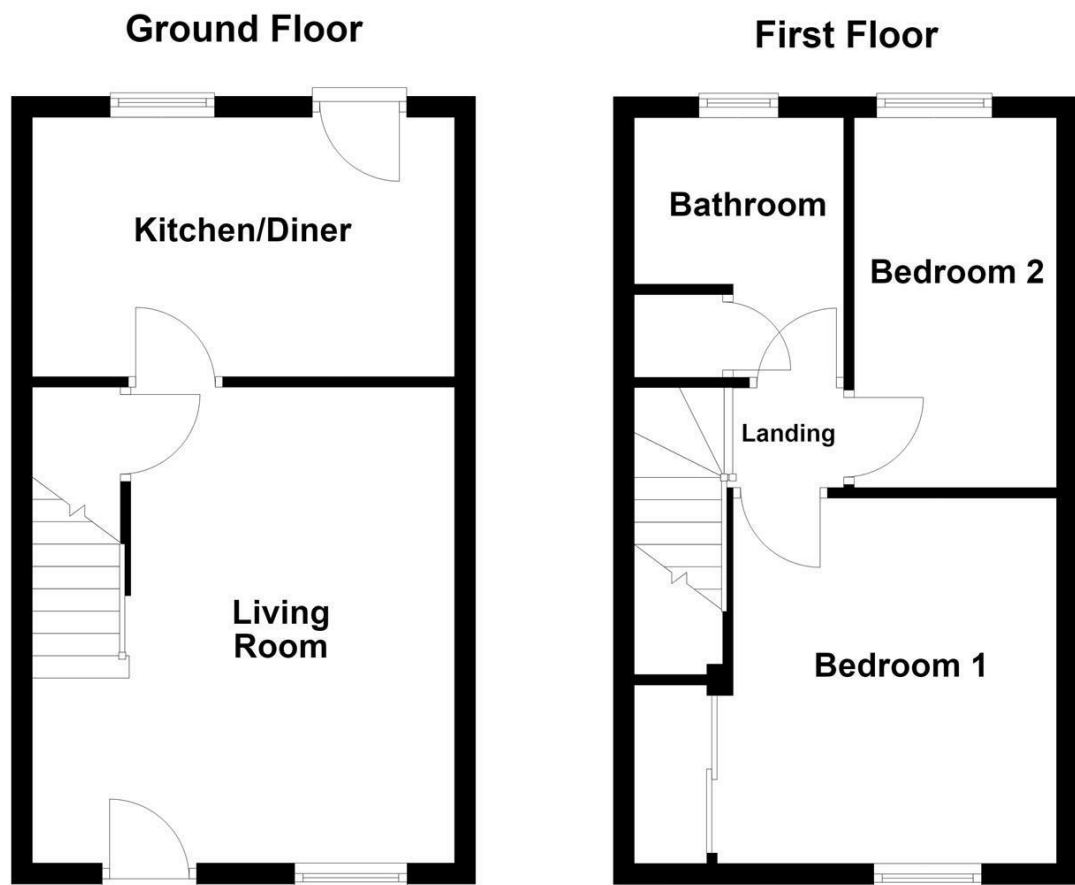




WAKEFIELD

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65 Brooksfield, South Kirkby, Pontefract, WF9 3DL

For Sale Freehold £150,000

Situated in a pleasant cul-de-sac on a modern development in the popular South Kirkby area is this well presented two bedroom semi detached home. Boasting spacious living accommodation, off road parking and an attractive tiered rear garden, the property is sure to appeal to a wide range of buyers.

The accommodation briefly comprises a welcoming living room with a staircase leading to the first floor, useful under stairs storage and doors providing access to the kitchen diner. Positioned to the rear of the property, the kitchen diner overlooks the garden and provides ample space for dining. To the first floor, the landing provides access to the loft, two well proportioned bedrooms, the house bathroom and a useful storage cupboard. Externally, the property has a lawned front garden with mature shrubs and a paved pathway leading to the entrance door. A tarmac driveway extends along the side of the property, providing off road parking and access to a useful outbuilding. The enclosed rear garden is arranged over several tiers and incorporates a lawn, paved seating area and raised decked terrace, creating ideal spaces for outdoor dining and entertaining. Pebbled and planted borders, together with mature trees and shrubs, add further interest. The garden also provides space for a storage shed and is enclosed by timber and metal fencing, making it suitable for children and pets.

South Kirkby is well placed for local shops, schools and everyday amenities, with a wider range of facilities available in the neighbouring towns of Pontefract, Hemsworth and Featherstone. Local bus routes operate nearby, while Moorthorpe and South Elmsall railway stations provide connections to surrounding towns and cities. The property also offers convenient access to the A1, which connects with the M62 and M1 motorway networks, making it suitable for those commuting further afield.

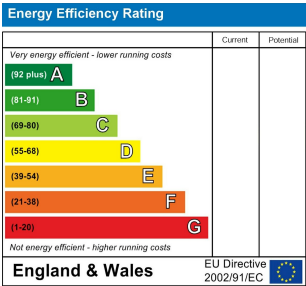
An internal viewing is highly recommended to fully appreciate the accommodation and outdoor space this attractive home has to offer.

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*

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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.



ACCOMMODATION

LIVING ROOM

14'11" x 13'3" [max] x 10'2" [min] [4.55m x 4.05m [max] x 3.11m [min]]

A brown frosted UPVC double glazed entrance door leads into the living room. Featuring coving to the ceiling, a UPVC double glazed window to the front, central heating radiator and a decorative fireplace with marble hearth, wooden surround and mantel. A staircase provides access to the first floor landing, with useful under stairs storage, while a door leads through to the kitchen diner.



KITCHEN DINER

13'3" x 8'2" [4.05m x 2.50m]

Fitted with a range of Shaker style wall and base units with laminate work surfaces over, incorporating a 1 1/2 bowl composite sink and drainer with mixer tap and tiled splashbacks. Further features include a four ring gas hob with extractor hood above, integrated oven, space and plumbing for a washing machine and space for a fridge

freezer. The Worcester combination boiler is also housed within the room. A UPVC double glazed window overlooks the rear garden, with frosted UPVC double glazed barn door providing access outside. There is also an extractor fan and central heating radiator.



FIRST FLOOR LANDING

Providing loft access and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE

11'6" x 13'3" [max] x 9'4" [min] [3.51m x 4.05m [max] x 2.86m [min]]

A well proportioned double bedroom with a UPVC double glazed window to the front, central heating radiator and decorative wall panelling. The room also benefits from fitted wardrobes with sliding mirrored doors.



BEDROOM TWO

11'7" x 6'4" [3.55m x 1.95m]

Featuring a UPVC double glazed window overlooking the rear garden and a central heating radiator.



BATHROOM

6'6" x 8'0" [max] x 5'3" [min] [2.0m x 2.46m [max] x 1.62m [min]]

Fitted with a three piece suite comprising a low flush WC, pedestal wash basin and panelled bath with mixer tap, mains-fed overhead shower and separate shower attachment. Further features include a glazed shower screen, full wall tiling, extractor fan, central heating radiator and access to a useful storage cupboard. A frosted UPVC double glazed window overlooks the rear.



OUTSIDE

To the front, the property benefits from a lawned garden with mature planted borders incorporating flowers, shrubs and trees. A paved pathway leads to the entrance door and provides access to a useful brick built external store. A tarmac driveway extends along the side of the property, providing off road parking for two vehicles. The enclosed rear garden is arranged over several tiers and incorporates lawned areas, planted borders with mature shrubs and trees, a paved patio and a raised decked seating area, ideal for outdoor dining and entertaining. The garden is enclosed by timber and metal fencing, making it suitable for children and pets.



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.