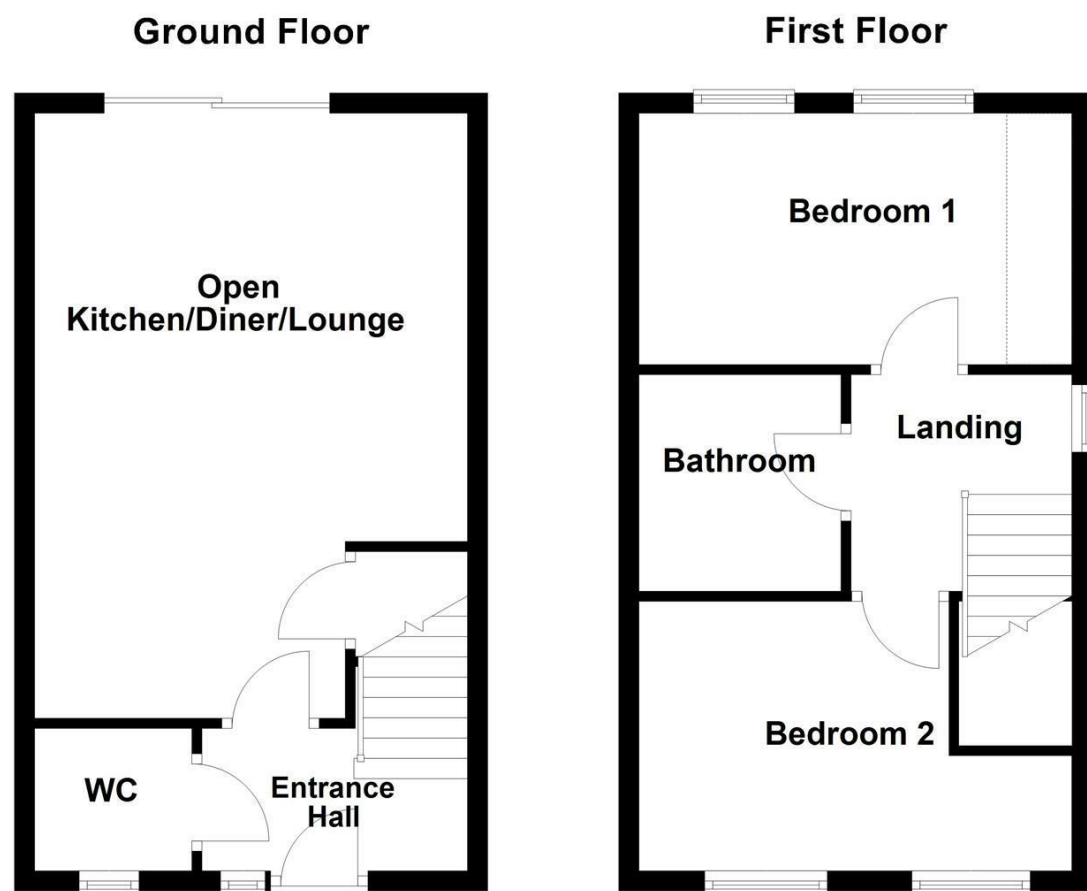




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34 Garrison View, Pontefract, WF8 2YN

For Sale Freehold Offers In Excess Of £195,000

This modern two bedroom semi detached home is situated on a sought after development in Pontefract and is offered for sale with no onward chain and vacant possession. The property benefits from a stylish open plan kitchen diner, two double bedrooms, a dual zone smart Hive heating system and an attractive south facing enclosed rear garden.

The accommodation briefly comprises an entrance hall accessed via a composite door, with staircase to the first floor and access to a downstairs WC. The ground floor features a contemporary open plan kitchen diner fitted with a range of high specification integrated Hotpoint appliances and quality flooring throughout. The space also benefits from useful understairs storage and bi folding doors opening onto the rear garden, allowing for excellent indoor and outdoor living. To the first floor, the landing provides access to two double bedrooms, with bedroom one benefitting from fitted wardrobes, and a modern three piece house bathroom. Externally, to the front there is a paved pathway leading to the entrance door with a gravelled garden area and side access to the rear. In addition there is a rear driveway providing off road parking. The south facing rear garden is fully enclosed and thoughtfully landscaped, incorporating a paved patio area and a lawned section, ideal for outdoor dining and entertaining.

The property is well placed for local shops, schools and amenities, with excellent transport links including nearby motorway access. There is also access to a communal play area and surrounding countryside.

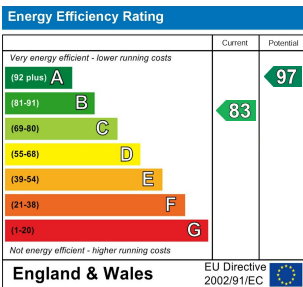
Only a full internal inspection will fully reveal all that this property has to offer. Early viewing is highly recommended.

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.

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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

ENTRANCE HALL

Composite front entrance door leading into the entrance hall with LVT flooring and central heating radiator. Open access into the kitchen, dining and lounge area, with door to the downstairs W.C. and stairs leading to the first floor landing.

W.C.

Fitted with LVT flooring, central heating radiator, low flush W.C. and wall mounted wash basin with mixer tap. Fully tiled walls, inset spotlights, extractor fan and UPVC double glazed window to the front elevation.

KITCHEN DINING LOUNGE

14'1" x 17'4" [4.31m x 5.29m]

Open plan space with LVT flooring and two central heating radiators. Bi-folding doors leading out to the rear garden and understairs storage cupboard housing plumbing for a washing machine and the consumer unit. Fitted kitchen with integrated Hotpoint double oven, four ring gas hob with splashback, stainless steel sink and drainer with mixer tap, integrated dishwasher and fridge freezer, along with extractor fan and ceiling spotlights.



FIRST FLOOR LANDING

Stairs leading to the landing with UPVC double glazed window to the side, loft access (which has been boarded for storage with laddered access) and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE

12'4" x 7'11" [3.76m x 2.43m]

Carpeted flooring, central heating radiator, two UPVC double glazed windows to the rear elevation and fitted wardrobes.



BEDROOM TWO

14'4" x 8'3" [4.39m x 2.53m]

Carpeted flooring, central heating radiator, two UPVC double glazed windows and overstairs storage cupboard housing the gas combi boiler.



HOUSE BATHROOM/W.C.

6'0" x 6'5" [1.83m x 1.98m]

Fitted with tiled flooring, low flush W.C., vanity unit with wash basin and mixer tap, chrome ladder style heated towel rail and panelled bath with rainfall shower. Tiled walls, inset spotlights and extractor fan.



OUTSIDE

To the front, there are steps leading to the entrance door with a gravelled garden area. To the rear, there is a south facing garden with flagged patio area, artificial lawn and timber fencing, with a gate providing access to the rear driveway and side access to the front.



PLEASE NOTE

The vendors pays an annual service charge of £145.90 [pa].

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.