Richard Kendall Estate Agent

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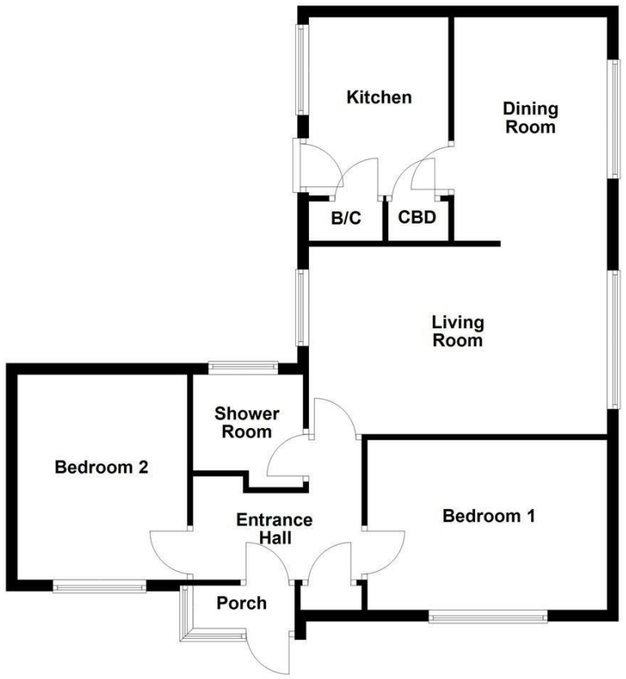


Total area: approx. 76.0 sq. metres (817.5 sq. feet)

49 Hallgarth Road, Thorpe Audlin, Pontefract, WF8 3EU

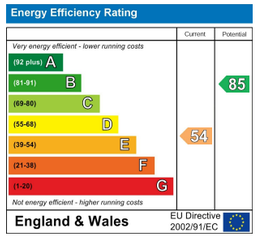
For Sale Freehold Asking Price £315,000

Situated within the sought after village of Thorpe Audlin is this two bedroom detached true bungalow, occupying a generous corner plot, having undergone extensive internal renovated and benefitting from ample off road parking, an integral garage and well maintained gardens.

The property is accessed via an entrance porch leading into a spacious hallway with a useful cloaks cupboard and doors to two double bedrooms, a modern three piece shower room and a generous living room. The living room is open through to a dining area, both enjoying dual aspect windows, and in turn leads to a brand new modern fitted kitchen with integrated appliances, a pantry cupboard and housing for the boiler. The property has been fitted with high quality quickstep LVT laminate flooring throughout. Externally, the property enjoys an attractive lawned garden to the front with a central paved pathway and neatly maintained planted borders, extending around the side to make full use of the corner plot. A tarmac driveway provides ample off road parking and leads to an integral single garage with up and over door. Gated access to either side leads to the enclosed rear garden, which features a spacious paved patio area and gravelled sections, all enclosed by fencing and benefitting from an outside water supply and lighting.

The property is well placed for local amenities and schools, with regular bus routes to Pontefract and Wakefield. The A1 motorway is also within easy reach, making it ideal for those commuting further afield.

Only a full internal inspection will fully appreciate the space, position and potential this home 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*

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.

ACCOMMODATION

PORCH
UPVC double glazed front entrance door leading into the porch with UPVC double glazed frosted windows to the front and side, high quality quickstep LVT laminate flooring and door through to the entrance hall.

ENTRANCE HALL
High quality quickstep LVT laminate flooring coving to the ceiling, central heating radiator and five doors providing access to two bedrooms, the living room, shower room and cloakroom cupboard.

BEDROOM ONE
13'11" x 9'10" (4.25m x 3.01m)
UPVC double glazed window overlooking the front aspect, high quality quickstep LVT laminate flooring, coving to the ceiling and central heating radiator.

BEDROOM TWO
11'10" x 9'10" (3.62m x 3.01m)
UPVC double glazed window to the front aspect, high quality quickstep LVT laminate flooring, coving to the ceiling and central heating radiator.

SHOWER ROOM/W.C.
6'2" x 6'4" (1.89m x 1.94m)
Modern fitted three piece suite comprising a curved corner shower cubicle with mixer shower, concealed low flush W.C. and wash basin set into a vanity unit with mixer tap. Fully tiled walls and flooring, ceiling spotlights, extractor fan and frosted UPVC double glazed window to the rear.

LIVING ROOM
10'10" x 17'5" (3.32m x 5.31m)
Dual aspect room with UPVC double glazed windows to either side, high quality quickstep LVT laminate flooring, coving to the ceiling and central heating radiator.

DINING ROOM
12'10" x 8'9" (3.93m x 2.67m)
Feature archway from the living room, UPVC double glazed window to the side, high quality quickstep LVT laminate flooring, coving to the ceiling and central heating radiator. Door leading into the kitchen.

KITCHEN
8'1" x 10'5" (2.48m x 3.18m)
Brand new fitted with a range of wall and base units, laminate worktops, tiled splashback, integrated oven and grill, induction hob with extractor hood, sink and drainer with mixer tap and space for under counter appliances. Integrated fridge and freezer. UPVC double glazed window to the side and door leading out. Central heating radiator, high quality quickstep LVT laminate flooring and access to a boiler cupboard and further storage cupboard.

OUTSIDE
To the front, a central paved pathway leads through an attractive lawned garden with planted borders, wrapping around the front and side. A driveway provides off road parking for two vehicles and leads to an integral single garage with up and over door. To the rear, a fully enclosed garden with paved patio area, low maintenance pebbled beds and timber fencing. There is a water point under the kitchen window and access into the garage via a UPVC rear door.

COUNCIL TAX BAND
The council tax band for this property is D.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.