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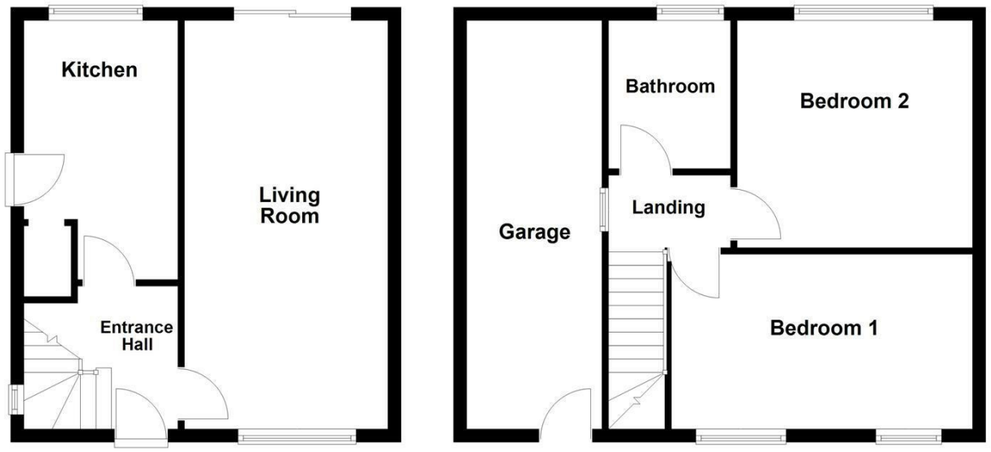
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



112 Beech Street, South Elmsall, Pontefract, WF9 2LT

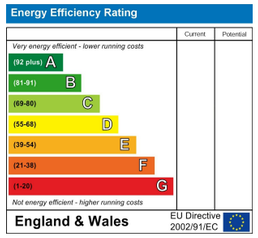
For Sale Freehold £149,000

Proudly introduced to the market is this two bedroom red brick semi detached home, situated in the sought after area of South Elmsall. Boasting two generous double bedrooms, an open plan living and dining area, and ample off street parking, this property offers excellent potential for first time buyers or growing families alike.

The accommodation briefly comprises an entrance hall with staircase to the first floor landing and access to the spacious open plan lounge and dining area. The kitchen is fitted with a range of units and provides access to a useful under stairs storage area and the side elevation, leading to the two adjoining outbuildings. The garage also houses the Ideal combination boiler. To the first floor, there are two well proportioned double bedrooms and a modern four piece house bathroom. Externally, the property features a mixed block paved and flagged driveway providing off road parking for two to three vehicles. To the rear is a fully enclosed, low maintenance west facing garden, ideal for outdoor entertaining.

Benefiting from UPVC double glazing and gas central heating throughout, this home offers fantastic potential for modernisation and personalisation. Ideally located within close proximity to Minsthorpe School, local shops, amenities, and excellent transport links, including easy access to surrounding towns and commuter routes.

An early viewing is highly recommended to fully appreciate the accommodation and potential this property 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*

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

ENTRANCE HALL
A central heating radiator and a staircase leading to the first floor landing with openings to both the kitchen and living room.

KITCHEN
7'7" x 12'10" (2.33m x 3.93m)
Fitted with a range of wall and base units, laminate work surfaces, and tiled splashbacks, incorporating a stainless steel sink with mixer tap and drainer. Space and plumbing for a washing machine, space for a cooker and provision for a fridge freezer. Tiled flooring, a double glazed UPVC window overlooking the rear garden and access through to the garage.

LIVING ROOM
20'4" x 10'1" (6.21m x 3.08m)
A bright and spacious living area with attractive laminate flooring, an electric fireplace, UPVC sliding doors leading out to the rear garden, double glazed UPVC windows to the front elevation and a central heating radiator.

FIRST FLOOR LANDING
Carpet flooring, a single glazed timber window to the side elevation, loft access and doors leading to both bedrooms and the house bathroom.

BATHROOM/W.C.
6'0" x 7'4" (1.84m x 2.25m)
Fitted with a corner shower unit with mixer tap and shower attachment, a panelled bath with hot and cold taps, a pedestal wash basin and a low flush w.c. Tiled flooring, a central heating radiator and a frosted UPVC double glazed window to the rear elevation.

BEDROOM ONE
15'3" x 9'8" (4.67m x 2.96m)
A generous double bedroom featuring carpet flooring, a central heating radiator, two UPVC double glazed windows to the front elevation and overstairs storage.

BEDROOM TWO
10'4" x 11'7" (3.17m x 3.55m)
A second double bedroom with carpet flooring, a central heating radiator and a double glazed UPVC window overlooking the rear garden.

OUTSIDE
Approached via a block paved driveway with an additional Indian stone flagged patio, this attractive home provides ample of street parking. The rear of the property offers a low maintenance, enclosed garden, finished with a mix of gravel and flagstone patio areas. Bounded by timber fencing, this west facing garden enjoys plenty of sunlight and a good degree of privacy, perfect for outdoor entertaining.

JOINED OUTBUILDINGS
5'10" x 16'2" (1.80m x 4.94m)
A concrete floor, polycarbonate roof, Ideal combination boiler housed within and double glazed UPVC patio doors leading out to the rear garden.

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.