



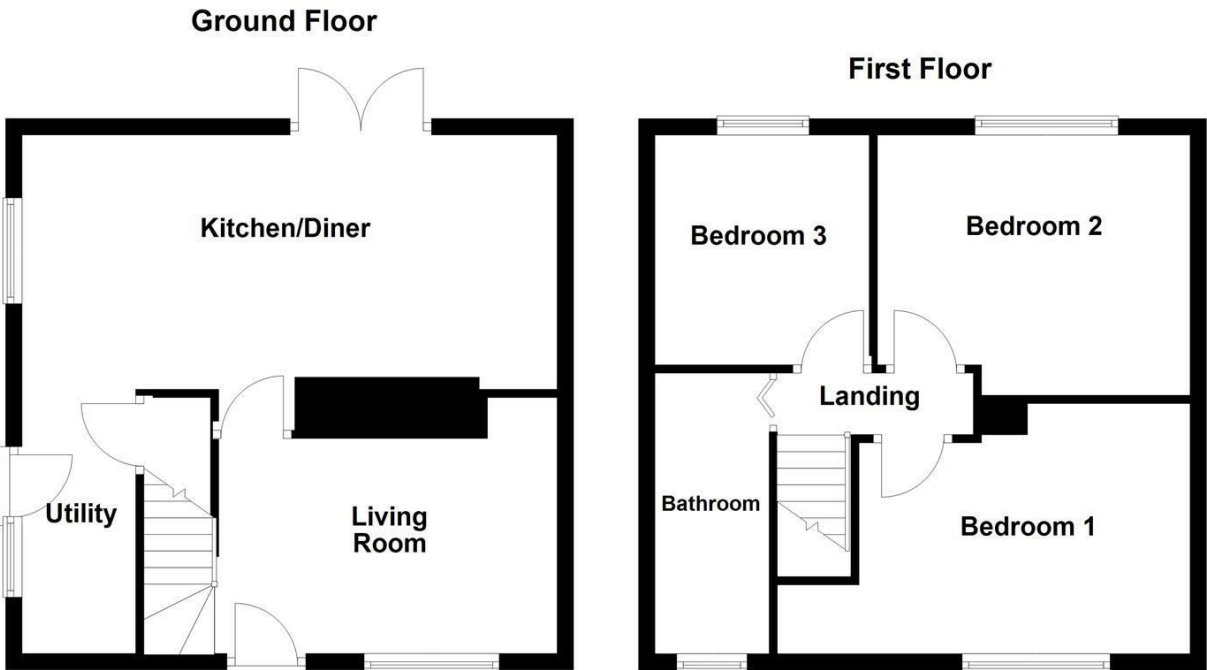
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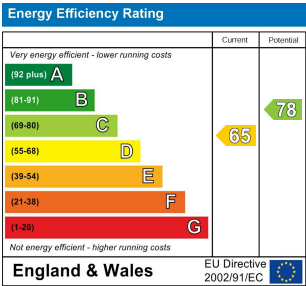


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



21 Sunny Bank, Fitzwilliam, Pontefract, WF9 5DJ

For Sale Freehold £160,000

Nestled into a cul-de-sac location in the Fitzwilliam area of Pontefract is this three bedroom semi detached property. Benefitting from front and rear gardens, off road parking and well proportioned reception space, this property is certainly not one to be missed.

The property briefly comprises of the living room which leads us to the kitchen dining room and stairs to the first floor landing. From the kitchen dining room we have access to the rear garden via French doors and a utility room, completing the accommodation on the ground floor. Upstairs, to the first floor landing there is loft access, doors to three good sized bedrooms and the house bathroom. To the front of the property, the garden is mainly lawned with planted and slate borders, enclosed by a timber fence and accessed via iron double gates leading to a block paved driveway offering off road parking. To the rear of the property, a good sized lawned garden features slate borders, a printed concrete patio ideal for outdoor dining/entertaining, and a large timber shed (home office/gym with power and light, 5.95m x 2.88m). The garden is fully enclosed by timber fencing, perfect for pets and children.

Ideal for any first time buyer or small family, the property is situated in this popular town of Fitzwilliam which is well served by local transport links including a railway station which is on the mainline between Leeds and Doncaster. Fitzwilliam itself offers a small range of facilities, with a broader range of amenities available in nearby Hemsworth and Pontefract.

Only a full internal inspection will truly show what is to offer and so an early viewing is highly advised to avoid disappointment.

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ACCOMMODATION

LIVING ROOM

13'3" x 10'5" [max] x 8'11" [min] [4.05m x 3.2m [max] x 2.72m [min]]
Composite front door with frosted glass pane into the living room. UPVC double glazed window to the front, coving to the ceiling, central heating radiator, door to kitchen dining room.



KITCHEN DINING ROOM

21'3" x 10'2" [max] x 8'1" [min] [6.5m x 3.1m [max] x 2.48m [min]]
Opening to the utility room, UPVC double glazed window to the side, UPVC double glazed French doors to the rear garden, coving to the ceiling, decorative panelling to the walls, central heating radiator. A range of wall and base units with laminate worksurface over, stainless steel 1 1/2 sink and drainer with mixer tap, laminate splashback, four ring induction hob with partial stainless steel splashback and extractor hood above. Integrated oven, space for a fridge freezer.

UTILITY

4'6" x 8'9" [1.38m x 2.68m]
Composite side door with frosted glass pane, frosted UPVC double glazed window to the side, central heating radiator, coving to the ceiling, laminate worksurface over and wall units, space and plumbing for washing machine/tumble dryer.

FIRST FLOOR LANDING

Loft access, spotlights. Doors to three bedrooms and the bathroom.

BEDROOM ONE

16'5" x 10'6" [max] x 2'5" [min] [5.02m x 3.21m [max] x 0.76m [min]]
UPVC double glazed window to the front, central heating radiator.



BEDROOM TWO

12'5" x 8'8" [max] x 7'10" [min] [3.8m x 2.66m [max] x 2.4m [min]]
UPVC double glazed window to the rear, central heating radiator.



BEDROOM THREE

7'10" x 8'6" [2.4m x 2.6m]
UPVC double glazed window to the rear, central heating radiator.

BATHROOM

4'5" x 11'2" [1.35m x 3.42m]
Frosted UPVC double glazed window to the front, spotlights, LED mirror, anthracite column central heating radiator, fully tiled. His and hers style sinks with storage below and mixer taps, low flush W.C., 'P' shaped bath with mixer tap and shower head attachment and mains fed overhead shower, glass shower screen.



OUTSIDE

To the front of the property the garden itself is mainly laid to lawn, planted and slate borders, timber fence surrounding and a set of iron double gates providing access to a block paved driveway, providing off road parking. To the rear of the property is a good sized laid to lawn rear garden with a slate border, printed concrete patio area, perfect for outdoor dining and entertaining purposes and a large timber built shed (home office/home gym with power and light within and measuring 5.95m x 2.88m. The garden itself is fully enclosed by timber fencing, ideal for pets and children.



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.

PLEASE NOTE

This property is non-standard [system built] construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.