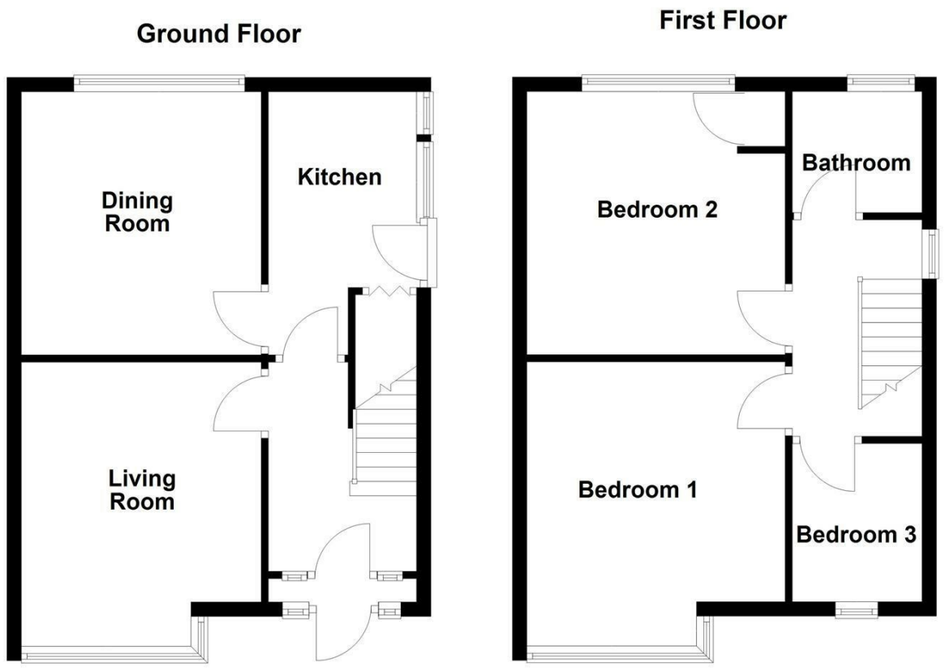

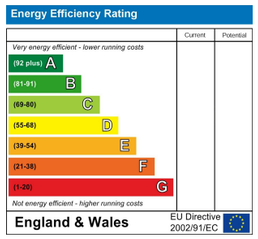

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

37 Churchbalk Lane, Pontefract, WF8 2QD

For Sale Freehold £180,000

A well proportioned three bedroom traditional semi detached home, occupying a generous plot within this popular residential area, offering excellent potential for cosmetic enhancement to suit individual taste.

With a gas fired central heating system and sealed unit double glazed windows, this spacious family home is entered via an entrance porch leading into a welcoming reception hall. The living room is positioned to the front of the property, while to the rear there is a separate dining room enjoying pleasant views over the garden. The kitchen includes a useful understairs pantry store and an external door providing access to the side of the property. To the first floor, there are two well proportioned double bedrooms and a further single bedroom, all served by the family bathroom. Externally, the property enjoys a good sized front garden with a gated driveway providing ample off street parking, complemented by a paved area and mature shrub borders. To the rear, there is a further garden laid mainly to lawn, featuring established planting, paved seating areas, and a useful wooden shed.

Situated in a highly regarded residential location on the fringe of the town centre, the property is within easy reach of a range of local shops, schools, and recreational facilities. A broader selection of amenities can be found in the nearby town centre, which benefits from two railway stations and excellent access to the national motorway network.

ACCOMMODATION

ENTRANCE PORCH
A UPVC front entrance door with side screens and an inner door leading into the reception hall.

RECEPTION HALL
9'6" x 5'10" (max) (2.9m x 1.8m (max))
A central heating radiator and stairs to the first floor.

LIVING ROOM
12'9" x 10'9" (max) (3.9m x 3.3m (max))
A window to the front elevation, central heating radiator and picture rail.

DINING ROOM
12'1" x 10'9" (3.7m x 3.3m)
A window overlooking the rear garden, central heating radiator, unfitted cupboards and drawers and a former fireplace housing a living flame coal effect gas fire.

KITCHEN
8'10" x 5'10" (2.7m x 1.8m)
Windows and a stable style external door to the side elevation, a stainless steel sink unit, gas cooker point, double central heating radiator and a useful under-stairs pantry store.

FIRST FLOOR LANDING
A frosted window to the side elevation and loft access point.

BEDROOM ONE
13'5" x 11'1" (max) (4.1m x 3.4m (max))
A window to the front elevation and a central heating radiator.

BEDROOM TWO
12'1" x 11'1" (3.7m x 3.4m)
A window overlooking the rear garden, central heating radiator and a fitted cupboard housing the Worcester gas fired central heating boiler.

BEDROOM THREE
7'6" x 5'10" (2.3m x 1.8m)
A window to the front elevation and a central heating radiator.

BATHROOM/W.C.
5'10" x 5'6" (1.8m x 1.7m)
A three piece suite comprising bath, pedestal wash basin and low suite w.c. Part tiled walls and a frosted window to the rear elevation.

OUTSIDE
To the front, the property features a gated driveway and a large, predominantly paved garden with mature shrub borders. To the rear, there is a further garden mainly laid to lawn, a paved sitting area, a raised bed and a useful wooden shed.

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.