



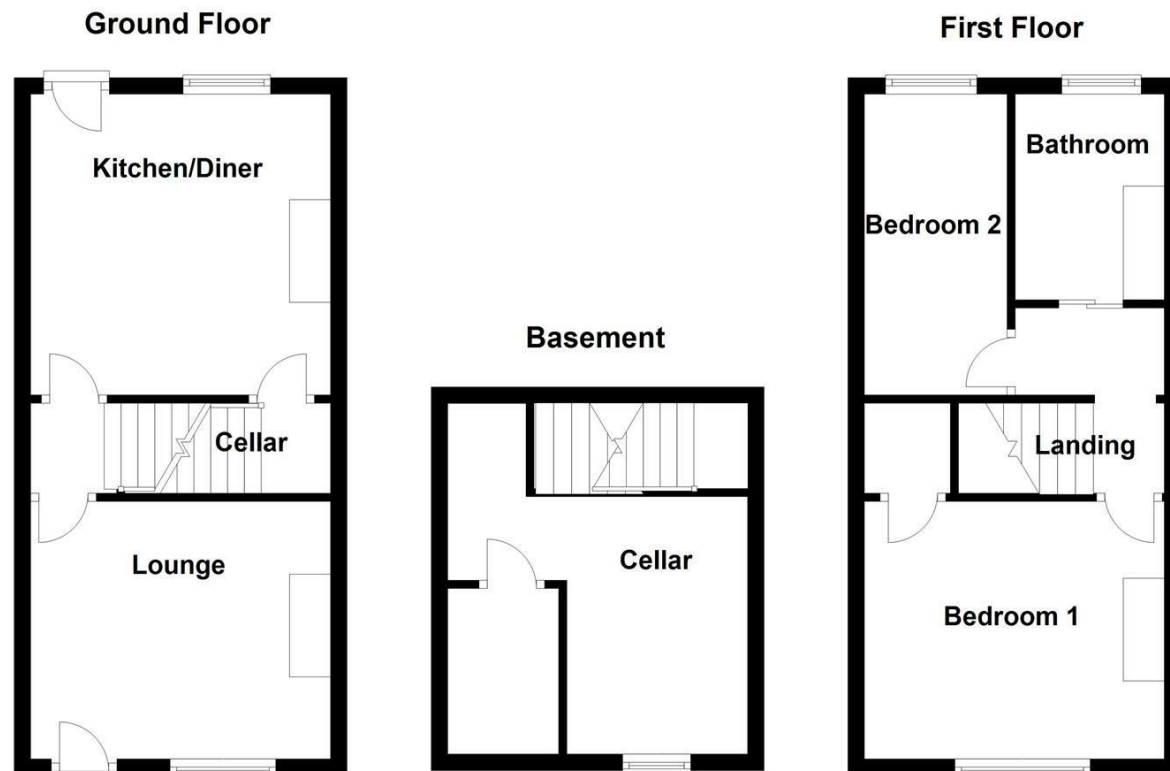
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## 4 Friarwood Terrace, Pontefract, WF8 1DZ

### For Sale Freehold Asking Price £140,000

Situated within walking distance to Pontefract town centre and offered to the market with no onward chain sits this deceptively spacious two bedroom terraced property.

The property comprises to the ground floor of a generous living room with large window to the front, fitted dining/kitchen with breakfast bar seating area and door to cellar. To the first floor there are two double bedrooms and a fitted house bathroom suite, with loft access via the bathroom/w.c. Externally there is a well proportioned low maintenance garden to the front and communal access to the rear, as well as off street parking for two vehicles. The property also benefits from a new boiler installed in May 2022

The property is situated in the ever popular Friarwood Terrace within walking distance of Pontefract town centre and is served by an excellent number of amenities including shops, schools and doctors surgery. The property benefits from both local and national transport links by way of bus and train services and national transport links via the A1m and M62 motorway links. Further amenities can be found in the neighbouring towns of Castleford, Featherstone and Knottingley.

Ideal for any first time purchaser or rental investor, the property is offered to the market with no onward chain and a viewing can be booked in via our Pontefract branch.

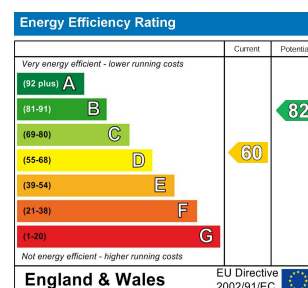
#### IMPORTANT NOTE TO PURCHASERS

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.

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Pontefract & Castleford office 01977 798844 or 07776458351,  
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and Normanton office 01924 899870.  
Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*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.

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## ACCOMMODATION

### LIVING ROOM

13'11" x 12'0" [4.25m x 3.68m]

UPVC double glazed window to the front, gas central heating radiator and laminate flooring. Door leading to an internal hallway.



### HALLWAY

Staircase providing access to the first floor and door to the rear leading into the kitchen/diner.

### KITCHEN/DINER

12'2" x 13'10" [3.73m x 4.23m]

Laminate flooring and UPVC double glazed window and door with frosted window to the rear. Fitted kitchen with breakfast bar seating area and 1.5 bowl composite sink with mixer tap. Space and plumbing for a dishwasher, space and plumbing for an under counter fridge and freezer. Four ring freestanding Beko hob, oven and grill with tiled surround and splash back. Range of fitted wall cupboards and base unit cupboards, modern combi boiler which is housed within the kitchen, gas central heating radiator and door leading to the cellar.

### CELLAR

Currently used as dry storage.

### FIRST FLOOR LANDING

Access to two bedrooms and a house bathroom/w.c.

### BEDROOM ONE

12'1" x 13'10" [3.69m x 4.24m]

UPVC double glazed window to the front, gas

central heating radiator and wood effect laminate flooring. Over stairs storage cupboard.



### BEDROOM TWO

7'7" x 12'1" [2.32m x 3.7m]

UPVC double glazed window to the rear, gas central heating radiator, LED ceiling spotlights and traditional ceiling coving.



### BATHROOM/W.C.

9'1" [max] x 5'8" [2.77m [max] x 1.73m]

UPVC double glazed frosted window to the rear. Three piece suite comprising low flush w.c., ceramic sink with separate taps, full size bath with tiled surround and electric shower. Partially tiled walls, laminate style flooring and gas central heating radiator. Fitted storage cupboard and loft access via loft hatch.



## OUTSIDE

To the front of the property there is a generous garden which is predominantly low maintenance with a flagged path to the front door and fences to either side and a tree providing a degree of privacy. To the rear there is a communal right of way for the properties on the terrace. The property benefits from not being directly overlooked to the rear. There is off street parking for two vehicles.

## COUNCIL TAX BAND

The council tax band for this property is A.

## VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

## 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.