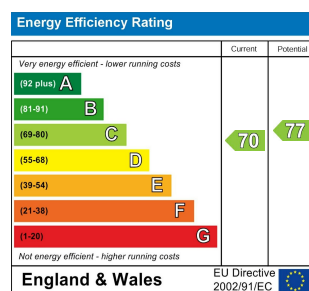


The floor plan shows a rectangular house layout. At the top is the **Kitchen**, which has a window on the top wall and a door opening into the **Dining Room**. The **Dining Room** is located in the upper right and has a window on the top wall and a door opening into the **Lounge**. The **Lounge** occupies the lower left and center of the house, with a large window on the bottom wall. To the right of the Lounge is a narrow **Store** area, which is accessed from the **Entrance Hall**. The **Entrance Hall** is located at the bottom right, featuring a staircase and a door opening into the Lounge. The front entrance is a wide archway at the bottom center leading into the Entrance Hall.

The floor plan shows a central Landing area with a staircase. To the left of the Landing are two bedrooms: Bedroom 1 at the bottom and Bedroom 2 at the top. To the right of the Landing is a Bathroom. The plan includes thick black lines for walls and doors, and a staircase with an arrow indicating the direction of travel.



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.

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

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.

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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.



PONTEFRAC T & CASTLEFORD
01977 798 844



For Sale Freehold Offers Over £230,000

Superbly appointed throughout, this attractive and extended two bedroom townhouse offers spacious and well presented accommodation ideal for a first time buyer, couple, or small family. The property benefits from UPVC double glazing, gas central heating, and modern fixtures and fittings throughout.

The accommodation briefly comprises an entrance hall, open plan lounge and dining room, and a modern fitted kitchen. To the first floor are two generous double bedrooms and a contemporary family bathroom. Externally, there are well maintained lawned gardens to the front, a driveway providing off street parking, and a pleasant rear garden featuring a stone paved patio area, lawn, and an additional parcel of land offering potential for further use, subject to consent.

The property is ideally situated close to local amenities, including shops, schools, and bus routes, and offers excellent access to the motorway network, making it perfect for commuters.

This fantastic home is ready to move into and must be viewed internally to fully appreciate the quality and space on offer. Early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Front entrance door opens into the entrance hall, which has stairs to the first floor landing, a radiator and laminate flooring. Door leads into the lounge.

LOUNGE

12'11" x 14'1" [3.95m x 4.31m]

A double glazed window to the front, coving to the ceiling, laminate flooring, two radiators, a dado rail and a picture rail. Door through to the dining room.



DINING ROOM

16'1" x 7'3" [4.91m x 2.21m]

A double glazed UPVC windows to the rear, a UPVC door leading out to the rear garden, a radiator, coving to the ceiling and plumbing for a washing machine. A door to understairs cloak storage and a doorway into the kitchen.



KITCHEN

7'9" x 8'8" [2.38m x 2.66m]

Fitted with a modern range of wall and base units with work surfaces over incorporating a ceramic sink and drainer, space for a fridge and freezer and an integrated oven and grill. Four ring gas hob with cooker hood above and two double glazed UPVC windows [one to the rear and one to the side].

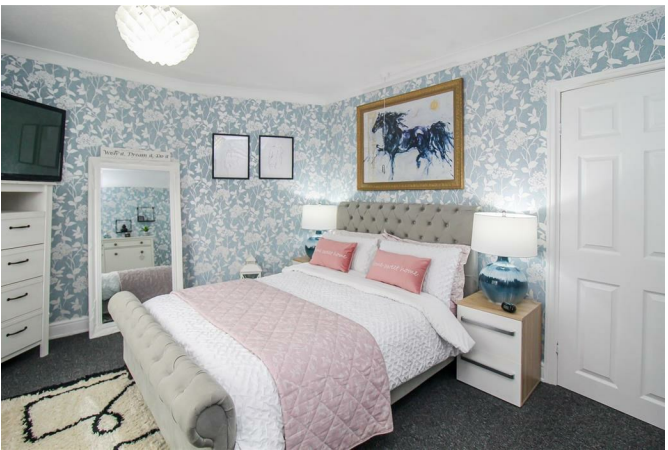
FIRST FLOOR LANDING

Loft access and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE

12'2" x 13'4" [max] [3.72m x 4.07m [max]]

A large double bedroom features a double glazed UPVC window to the front, radiator, coving to the ceiling and a door to a storage cupboard.



BEDROOM TWO

10'8" [max] x 7'5" [min] x 13'4" [3.26m [max] x 2.28m [min] x 4.08m]

A double glazed UPVC window to the rear, radiator and coving to the ceiling.



BATHROOM/W.C.

3'4" [min] x 6'0" [max] x 14'4" [1.03m [min] x 1.85m [max] x 4.37m]

Fitted with a modern white three piece suite comprising a low flush w.c., wash basin over drawers, and a panel bath with mixer shower and separate attachment over. A heated contemporary towel radiator, a door to the airing cupboard housing the combination boiler and partial wall tiling.



OUTSIDE

To the front, there is a lawned garden with a driveway providing off street parking. To the rear, there is an attractive lawned garden incorporating stone flagged patio areas ideal for dining and

entertaining. In addition, there is a further good sized section of garden behind fencing which could be used for a variety of purposes.



PLEASE NOTE

The property has a flying freehold.

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 Wakefield 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.