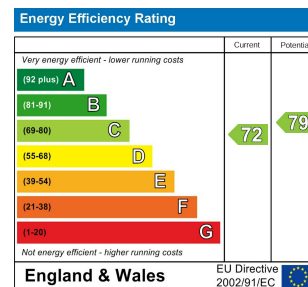


The floor plan shows a rectangular layout. On the left is a large **Bedroom 1**. To its right is a smaller **Bedroom 2**. Further right is a **Shower Room**. Below the Shower Room is an **Entrance Hall**. To the right of the Entrance Hall is a large **Kitchen/Lounge/Dining Room**. The plan includes several doors: one from the Entrance Hall to Bedroom 2, one from the Entrance Hall to the Kitchen/Lounge/Dining Room, and one from the Entrance Hall to the Shower Room. There are also windows indicated by lines on the exterior walls.



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\*

\*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.



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**01977 798 844**



**For Sale Leasehold £170,000**

Offered for sale with no onward chain. Early viewing is highly recommended to fully appreciate the accommodation on offer.



## ACCOMMODATION

### ENTRANCE HALLWAY

Fitted with carpeted flooring and a central heating radiator, with built-in storage cupboards. Doors lead to the kitchen diner/lounge, two bedrooms and the house shower room.

### KITCHEN/LOUNGE/DINING ROOM

26'8" x 12'4" [8.13m x 3.78m]

The kitchen diner features solid oak flooring and is fitted with a range of wall and base units. Integrated appliances include a fridge/freezer, gas hob with extractor hood over, and an integrated oven. Stainless steel sink and drainer with mixer tap, laminate work surfaces, tiled splashbacks and spotlights to the ceiling. The lounge area benefits from carpeted flooring, a central heating radiator, and a large UPVC double glazed bay window overlooking the front elevation.



### BEDROOM ONE

14'0" x 12'7" [4.29m x 3.84m]

A generous double bedroom with carpeted flooring, fitted wardrobe, spotlights to the ceiling and a UPVC double glazed window overlooking the front elevation.



### BEDROOM TWO

11'1" x 9'1" [3.40m x 2.77m]

A further double bedroom featuring carpeted flooring, spotlights to the ceiling, a UPVC double glazed window overlooking the front elevation and a central heating radiator.



### SHOWER ROOM/W.C.

8'4" x 6'3" [2.55m x 1.93m]

Fitted with a low flush w.c., pedestal wash basin with mixer tap, and a corner shower unit with mixer shower and attachment. Extractor fan and central heating radiator.



## OUTSIDE

There is a low maintenance enclosed rear yard with a flagged patio area. Allocated parking is provided for the property.



## LEASEHOLD

The service charge is £1,000 [pa] and ground rent £5 [pa]. The remaining term of the lease is 978 years [2026]. A copy of the lease is held on our file at the Wakefield office.

## COUNCIL TAX BAND

The council tax band for this property is B.

## FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

## 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.