

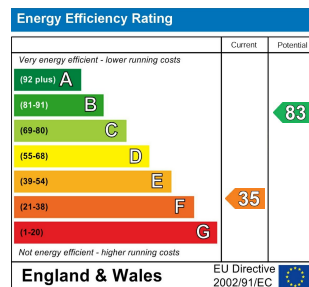
The floor plan shows a rectangular layout. The top section is labeled 'Kitchen'. Below it is a large area labeled 'Living Room'. To the right of the Living Room is a 'Hall' which contains a staircase. The plan includes various architectural details such as doors, windows, and a fireplace in the living room.

Bedroom 2

Bathroom

Bedroom 1

Landing



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.



PONTEFRAC T & CASTLEFORD
01977 798 844



For Sale Freehold £175,000

The property briefly comprises of the entrance hall, living room and kitchen with access to the rear garden. The first floor landing leads to two good sized bedrooms and a modern three piece suite house bathroom/w.c. Outside to the front is a driveway providing off road parking for two vehicles. Within the rear garden is a low maintenance artificially lawned garden with pebbled borders and steps leading down to an attractive lawned garden with timber shed, enclosed by timber fencing.

Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing is recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door into the entrance hall. Central heating radiator, stairs to the first floor landing. Door into the living room.

LIVING ROOM

14'5" x 12'3" (4.40m x 3.75m)

UPVC double glazed box window to the front, central heating radiator, wall mounted electric fire. Door to the kitchen dining room and a downstairs storage cupboard.



KITCHEN DINER

11'8" x 8'1" (3.57m x 2.47m)

UPVC double glazed window to the rear, UPVC door to the rear garden, central heating radiator. A range of wall and base units with laminate worktops over, 1 1/2 sink and drainer with mixer tap, integrated oven with splashback and cooker hood over, space for a washing machine, space for a fridge freezer.

FIRST FLOOR LANDING

Doors to two bedrooms and the family bathroom.

BEDROOM ONE

15'2" x 9'0" (4.64m x 2.76m)

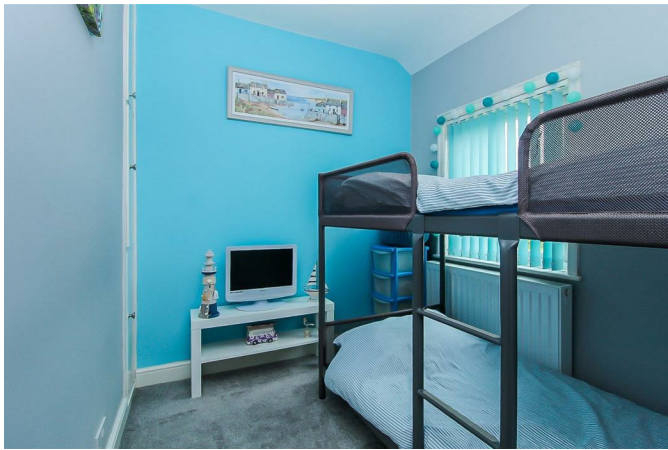
Two UPVC double glazed windows to the front, central heating radiator, open fireplace, fitted wardrobes with sliding wood doors.



BEDROOM TWO

8'10" x 6'11" (2.71m x 2.11m)

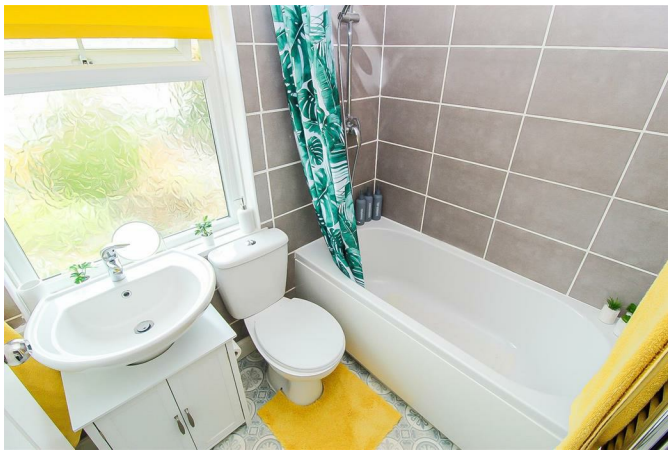
UPVC double glazed window to the rear, central heating radiator.



BATHROOM

6'4" x 4'9" (1.95m x 1.47m)

Frosted UPVC double glazed window to the rear, ladder style central heating radiator. A three piece suite with a panelled bath with shower head over and shower head attachment, wash hand basin with mixer tap, low flush W.C..



OUTSIDE

To the front of the property there is a block paved driveway providing off road parking, a pebbled border and space for a storage unit. To the rear of the property there is a low maintenance artificially lawned area with pebbled border and steps leading down to the lower level of the garden which has pebbled area with stone border, attractive lawned garden with bushes and shrubbery bordering, a further pebbled area and space for a garden shed.



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 Ossett office and they will be pleased to arrange a suitable appointment.