

**Rear Porch**

**Kitchen/Diner**

**Living Room**

The floor plan shows a rectangular layout. At the top is a 'Rear Porch' with a door leading into the 'Kitchen/Diner'. The 'Kitchen/Diner' area is on the left side, featuring a curved wall and a door leading into the 'Living Room'. The 'Living Room' occupies the right and bottom portions of the plan, with a curved wall on the left side. A small rectangular area is shown on the right wall of the living room. The plan includes various architectural details such as doors, windows, and curved walls.

The floor plan shows a rectangular layout. At the top is a staircase. Below it is a large room labeled 'Bedroom 2'. To the left of 'Bedroom 2' is a 'Landing' area. Below the 'Landing' is a room labeled 'Shower Room'. At the bottom is a large room labeled 'Bedroom 1'. The rooms are separated by thick black lines representing walls. There are curved lines indicating doorways between the Landing and the other rooms.

| Energy Efficiency Rating                                                                                                                                                                                                                                                       |  | Current                            | Potential                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|---------------------------------------------------------------------------------------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |  | 71                                 | 87                                                                                    |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                              |  | <p>EU Directive<br/>2002/91/EC</p> |  |

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.

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.

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 £235,000**

The accommodation briefly comprises a charming living room with an electric fire, a well appointed kitchen/diner and a rear porch. To the first floor, the landing provides access to two double bedrooms and a luxurious three piece shower room. Externally, on street parking is available to the front, complemented by a gated Yorkshire stone paved patio leading to the entrance. The enclosed rear garden features two paved patio areas, a well maintained lawn, a paved pathway, and a brick built outhouse, all framed by timber fencing for added privacy.

Nestled in the highly sought after semi rural village of Netherton, the property is ideally positioned for local amenities, well regarded schools, and scenic countryside walks. With excellent transport links, including easy access to the M1 motorway, this home is perfect for commuters seeking a balance between rural charm and convenience.

This delightful cottage is ideal for first time buyers, professional couples, families, or those looking to downsize. An early viewing is highly recommended to fully appreciate the quality and charm of this exceptional home.



## ACCOMMODATION

### LIVING ROOM

15'2" [max] x 14'3" [min] x 14'0" [4.64m [max] x 4.35m [min] x 4.29m]

Composite front entrance door, UPVC double glazed window overlooking the front aspect, original beams to the ceiling, laminate flooring, contemporary radiator, electric fire on a Yorkshire stone hearth with exposed brick chimney breast. Door to the kitchen/diner.

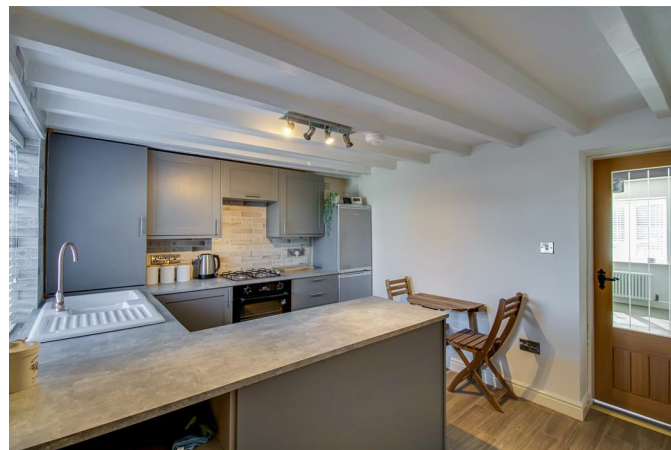


### KITCHEN/DINER

9'10" x 11'9" [3.01m x 3.60m]

Range of wall and base units with laminate work surface over, 1 1/2 ceramic sink and drainer with swan neck mixer

tap, space and plumbing for a washing machine, integrated oven and grill with four ring gas hob and space for a fridge/freezer. UPVC double glazed window overlooking the rear garden, matching cupboard housing the combi condensing boiler, exposed beams to the ceiling, central heating radiator, fully tiled floor and door to the understairs pantry cupboard. Door to the rear porch.



### REAR PORCH

4'1" x 5'8" [1.27m x 1.73m]

Fully tiled floor, pitch sloping ceiling, timber single glazed windows on three sides and timber stable door to the rear garden.

### FIRST FLOOR LANDING

Inset spotlights, doors to two double bedrooms and shower room.

### BEDROOM ONE

12'8" [max] x 10'2" [min] x 14'10" [3.88m [max] x 3.12m [min] x 4.54m]

Spacious bedroom with space for a king bed, UPVC double glazed window overlooking the front elevation, central heating radiator, brand new carpet and loft access.



### BEDROOM TWO

11'0" x 9'10" [3.36m x 3.0m]

Central heating radiator, brand new carpet and UPVC double glazed window overlooking the rear elevation.



### SHOWER ROOM/W.C.

Stunning three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and walk in shower cubicle with shower attachment. Fully tiled floor, porcelain tiled walls, inset spotlights, extractor fan, ladder style radiator and timber double glazed velux window.



### OUTSIDE

To the front of the property is on street parking with a timber gate providing access onto a Yorkshire stone paved pathway leading to the front door. To the rear is a paved paved area, perfect for outdoor dining and entertaining overlooking an attractive lawned garden with paved pathway leading to a further patio and brick built outhouse, surrounded by timber fencing.



### 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.

### VIEWINGS

To view please contact our Ossett 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.