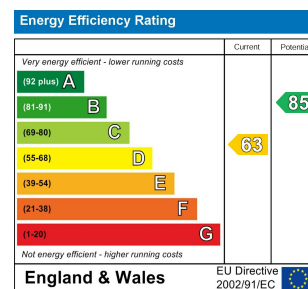


The floor plan shows a rectangular building with a thick black border representing the walls. The layout includes:

- Lounge/Diner:** Located at the top of the plan, featuring a bay window on the left wall and a set of double doors on the top wall.
- Garage:** Located on the left side, separated from the main house by a single door.
- Inner Hallway:** Centrally located, providing access to the other rooms and the stairs.
- WC:** A small room located off the inner hallway, accessible via a single door.
- Kitchen:** Located at the bottom right, featuring a bay window on the bottom wall and access to the inner hallway.
- Stairs:** A staircase is shown on the right side of the inner hallway, with arrows indicating the direction of travel.

The floor plan shows a rectangular layout. On the left side, there are two bedrooms: **Bedroom 2** at the top and **Bedroom 1** at the bottom. On the right side, there is a **Bedroom 3** at the top, a **Bathroom** at the bottom, and a **Landing** in the middle. The landing features a staircase with a central circular hub and radiating lines, indicating a spiral or circular stair design. Arched doorways connect the bedrooms to the landing and the bathroom. The entire plan is enclosed by a thick black border.



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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*your home may be repossessed if you do not keep up repayments on your mortgage

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For Sale Freehold £205,000

An early viewing comes highly recommended to fully appreciate everything the property has to offer and to avoid disappointment.



ACCOMMODATION

KITCHEN

9'5" x 9'2" [2.88m x 2.80m]

Front entrance door. Range of wall and base units with work surface over incorporating sink and drainer with mixer tap, space for a fridge, space for a dishwasher, integrated oven and grill with four ring gas hob and filter hood above.
UPVC double glazed window to the front, radiator, laminate floor, coving to the ceiling and doors to the inner hallway and garage.

GARAGE

Up and over door, light and power.

HALLWAY

Doors to the lounge/diner and downstairs w.c. Stairs to the first floor and coving to the ceiling.

W.C.

Radiator, low flush w.c., pedestal wash basin with tiled splash back.

LOUNGE/DINER

14'7" [max] x 9'1" [min] x 17'11" [4.45m [max] x 2.77m [min] x 5.46m]

UPVC double glazed window and French doors to the rear, two radiators and door to understairs storage.



FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side and doors to three bedrooms, bathroom and airing cupboard.

BEDROOM ONE

10'0" x 13'2" [3.05m x 4.03m]

Radiator, UPVC double glazed window to the front and built in wardrobes with sliding doors to one side of the wall.



BEDROOM TWO

12'4" x 10'0" [3.78m x 3.05m]

UPVC double glazed window to the rear and radiator.



BEDROOM THREE

7'6" x 9'2" [2.31m x 2.81m]

Radiator and UPVC double glazed window to the rear.



BATHROOM/W.C.

6'5" x 7'6" [1.96m x 2.30m]

Three piece suite comprising corner jacuzzi panelled bath with mixer shower over, low flush w.c. and wash basin.
Radiator, fully tiled floor, tiled effect floor, UPVC double glazed frosted window to the front and recess ceiling spotlights.



OUTSIDE

To the front is a block paved garden and block paved driveway providing off street parking leading to the integral garage. To the rear is a low maintenance pebbled garden incorporating timber decked patio area with timber framed outhouse which could be used for a variety of purposes and outside power points.



COUNCIL TAX BAND

The council tax band for this property is C.

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.