

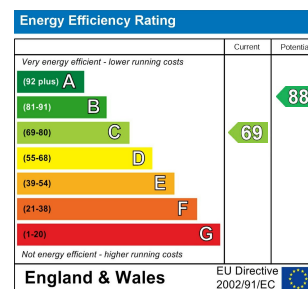
Kitchen/Diner

Lounge/Diner

Entrance Hall

The floor plan shows a large rectangular room divided into two main areas. The top area is labeled 'Kitchen/Diner' and the bottom area is labeled 'Lounge/Diner'. A thick black line runs horizontally across the middle, separating the two areas. On the right side, there is a staircase with an arrow pointing upwards, indicating it leads to the second floor. Below the staircase is a small area labeled 'Entrance Hall'. The walls are represented by thick black lines, and there are several windows indicated by thin lines along the top and bottom edges.

The floor plan shows a rectangular layout. On the left side, there are two bedrooms: **Bedroom 1** at the top and **Bedroom 2** at the bottom. To the right of Bedroom 1 is a **Bathroom**. A central **Landing** area connects the bedrooms and bathroom. To the right of the landing is **Bedroom 3**. A staircase is located in the landing area, adjacent to Bedroom 3. The plan includes thick black lines for walls, thinner lines for doors and windows, and curved lines for door swings. The text labels are in a bold, sans-serif font.



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 £191,000

A fantastic home, ideal for the couple or family looking to gain access onto the property market and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Radiator, stairs to the first floor landing, coving to the ceiling and door to the lounge.

LOUNGE

11'10" x 15'3" [3.61m x 4.67m]

Gas fire with marble back, hearth and wood surround. UPVC double glazed window to the front, radiator, coving to the ceiling and door to understairs storage. Archway into the kitchen/diner.



KITCHEN/DINER

7'9" x 14'10" [2.38m x 4.54m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer taps, space and plumbing for a washing machine, space for a dryer, space for a fridge and freezer. Integrated oven and grill, four ring gas hob and filter hood above with tiled splash back, laminate floor, radiator, LED spotlights to the ceiling and UPVC double glazed window and sliding doors to the rear. The combination boiler is housed here.



FIRST FLOOR LANDING

Loft access, doors to three bedrooms and the bathroom.

BATHROOM/W.C.

6'5" x 5'5" [1.96m x 1.67m]

Low flush w.c., wash basin and panelled bath with mixer shower over, rain water head and separate attachment. Recess LED ceiling spotlights, UPVC double glazed frosted window to the rear, wood effect floor and heated chrome towel radiator.



BEDROOM ONE

8'1" x 9'8" up to built in wardrobes [2.48m x 2.95m up to built in wardrobes]

Built in wardrobes with sliding mirror doors to one side of the wall, UPVC double glazed window to the rear and radiator.



BEDROOM TWO

8'1" x 11'10" [2.47m x 3.62m]

UPVC double glazed window to the front, radiator and fitted wardrobes with sliding doors to the one side of the wall.



BEDROOM THREE

8'0" x 3'4" (min) x 6'5" (max) [2.46m x 1.03m (min) x 1.96m (max)]

UPVC double glazed window to the front, radiator and door to the airing cupboard.

OUTSIDE

There is a low maintenance garden to the immediate front with parking to the front for two vehicles, lawned garden to the rear incorporating flagged path and lawned garden to the side incorporating large timber decked patio area, ideal for entertaining with views to the front.



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 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.