

The floor plan shows a rectangular layout. On the left is a large **Kitchen**. To its right is a **Bathroom**. Below the kitchen is a large **Lounge**. At the bottom right is the **Entrance Hall**, which contains a staircase. A **Rear Hallway** connects the kitchen and bathroom areas. The plan includes thick black lines for walls, thin lines for doors and windows, and a staircase symbol.

The floor plan shows a rectangular layout. At the top left is a large rectangular room labeled 'Bedroom 2'. To its right is another large rectangular room labeled 'Bedroom 3'. Below 'Bedroom 2' is a large rectangular room labeled 'Bedroom 1'. A central 'Landing' area is located between the bedrooms. A staircase is situated on the right side of the landing, with an arrow pointing upwards. The plan includes thick black lines for walls and thinner lines for doors and windows. There are several windows indicated by small rectangles on the outer walls.

The logo for Richard Kendall Estate Agent is a dark green oval. Inside the oval, there is a white outline of a house. The name "Richard Kendall" is written in a white serif font, with "Richard" on the top line and "Kendall" on the bottom line, both centered within the house outline. Below the house outline, the words "Estate Agent" are written in a smaller, white sans-serif font.

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ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, radiator, stairs to the first floor landing and door leading through to the lounge.

LOUNGE

13'10" x 14'0" [4.22m x 4.29m]

UPVC double glazed walk in bay window to the front, radiator, door to the rear hallway and gas fire with marble back, hearth and wood surround.

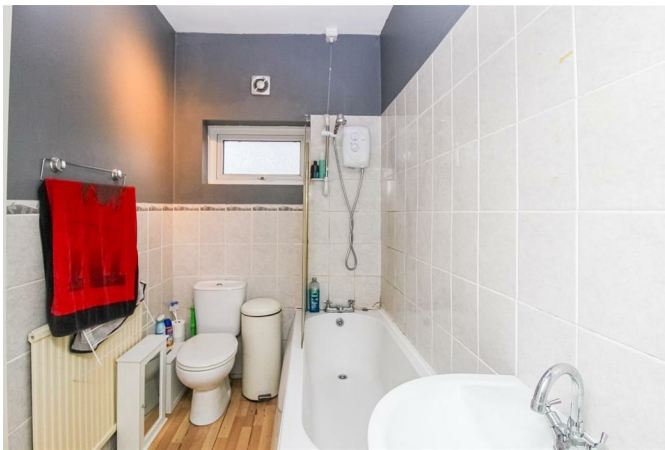
HALLWAY

UPVC door to the rear, laminate floor and doors to the kitchen and bathroom.

BATHROOM/W.C.

5'4" x 7'7" [1.64m x 2.32m]

Three piece suite comprising low flush w.c., panelled bath with electric shower over and pedestal wash basin. Part tiled walls, UPVC double glazed frosted window to the rear, radiator and laminate floor. Door to understairs storage cupboard housing the boiler.



KITCHEN

14'10" x 8'6" [max] x 7'4" [min] [4.53m x 2.61m [max] x 2.24m [min]]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a washing machine, space for a cooker and space for an American style fridge/freezer. Radiator, laminate floor and UPVC double glazed window to the rear.

FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access and doors to three bedrooms.

BEDROOM ONE

12'3" x 8'11" [3.75m x 2.73m]

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



BEDROOM TWO

10'10" x 8'6" [3.32m x 2.61m]

UPVC double glazed window to the rear and radiator.



BEDROOM THREE

8'7" x 7'10" [2.63m x 2.40m]

UPVC double glazed window to the rear and radiator.



OUTSIDE

Lawned garden to the front and garden to the rear incorporating flagged patio area.



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 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.