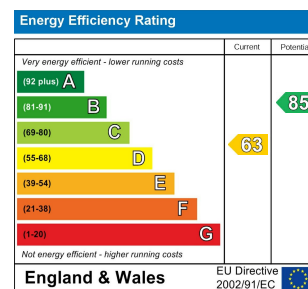


The floor plan shows a rectangular building with a thick black border. The layout includes:

- Lounge/Diner:** Located at the top of the plan.
- Garage:** Located on the left side, separated from the main house by a thick black line.
- Inner Hallway:** A central area connecting the other rooms.
- WC:** A small room located off the Inner Hallway towards the top right.
- Kitchen:** Located at the bottom right of the main house.
- Stairs:** A staircase is shown on the right side, adjacent to the Inner Hallway and Kitchen.
- Entrances:** There are two main entrances shown as white door arcs: one at the top center and one at the bottom center.
- Windows:** Represented by white rectangular shapes with black outlines, located on the top and bottom walls.

This is a floor plan of the first floor. It features three bedrooms: Bedroom 2 in the top left, Bedroom 1 in the bottom left, and Bedroom 3 in the top right. A central landing area contains a staircase with a triangular truss support structure. A bathroom is located in the bottom right corner. The plan includes thick black lines for walls, thin lines for doors and windows, and curved lines for door swings. The text labels for each room are placed within their respective spaces.



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

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 £205,000

The property fully comprises of kitchen, integral garage, inner hallway leading to the downstairs w.c. and lounge/diner. The first floor landing leads to three bedrooms (two of which are doubles) and main house bathroom/w.c. Outside, driveway to the front and low maintenance block paved garden. To the rear is a low maintenance pebbled garden incorporating timber decked patio area. In addition there is a timber framed outhouse with power.

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.