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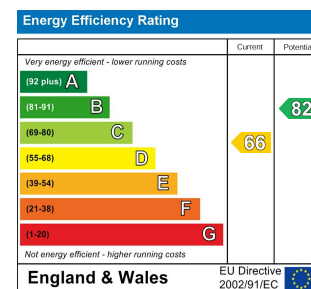
For Sale Freehold £199,950

A fantastic opportunity to purchase this four bedroom extended end terrace house benefiting from two large reception rooms and extended kitchen. UPVC double glazing and gas central heating.

The accommodation fully comprises living room, inner hall, sitting/dining room, kitchen, cellar, first floor landing, four bedrooms and house shower room/w.c. Outside there is a low maintenance pebble buffer garden with brick walls. A side concrete driveway leads under the carport and provides off road parking and to the double timber gates providing access to the rear garden. A low maintenance paved rear garden with brick wall and fence surrounds. This property does also have a very useful cellar room with power, light and central heating radiator, which is accessed from the car port.

The property is within walking distance of the local amenities such as schools. There is great access to the M62 motorway network, which is ideal for those looking to travel further afield.

An internal viewing comes recommended.



FREE MARKET APPRAISAL

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.

PROPERTY ALERTS

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.

CONVEYANCING

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.

IMPORTANT NOTE TO PURCHASERS

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.

MORTGAGES

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*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

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



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ACCOMMODATION

LIVING ROOM

12'3" x 12'0" [3.75m x 3.68m]

UPVC double glazed front entrance door. Solid wooden floor, coving to the ceiling, living flame effect gas fire with ornate marble hearth with decorative cast iron detailing and wooden surround, UPVC double glazed window to the front. Timber door into the inner hall. Central heating radiator.



INNER HALL

Staircase with chrome hand rail leading to the first floor landing. Timber door to the sitting/dining room.

SITTING/DINING ROOM

13'1" x 12'4" [3.99m x 3.77m]

Laminate flooring, exposed brick chimney breast with solid cast iron burner set onto a Yorkshire stone hearth, coving to the ceiling, built in double storage cupboard housing a combi condensing boiler. Two central heating radiators and feature archway into the kitchen.

KITCHEN

9'0" x 11'9" [2.75m x 3.60m]

A range of wall and base units with laminate work surface over and tiled splashback, Range cooker with five ring gas burners, stainless steel splashback and cooker hood over, space for fridge freezer, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, plumbing for a dishwasher, space for a dryer, UPVC double glazed windows (rear and side), laminate flooring, UPVC double glazed door to the rear.



FIRST FLOOR LANDING

Doors leading to the bedrooms and shower room/w.c. UPVC double glazed window to the side elevation, loft access via bi-folding wooden staircase ladder.

BEDROOM ONE

12'4" x 12'1" [3.77m x 3.70m]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator.



BEDROOM TWO

7'8" x 13'1" [2.34m x 4.01m]

UPVC double glazed window to the rear, central heating radiator and built in single wardrobe.

BEDROOM THREE

11'11" x 7'8" [3.64m x 2.35m]

UPVC double glazed window to the rear elevation, central heating radiator and laminate flooring.

BEDROOM FOUR

12'3" x 7'8" [3.74m x 2.35m]

Laminate flooring, central heating radiator and UPVC double glazed window to the front.



HOUSE SHOWER ROOM

9'0" x 4'3" [2.75m x 1.30m]

Three piece suite comprising enclosed larger than average shower cubicle with sliding doors, mixer shower with chrome rain shower head and shower attachment, low flush w.c., ceramic wash basin with mixer tap built into high gloss vanity cupboards, ladder style radiator, UPVC cladding to ceiling and walls with chrome strips, inset spotlights to the ceiling, wall mounted extractor fan, laminate tiled floor, UPVC double glazed frosted window to the rear.



OUTSIDE

On street parking. Paved pathway leading to the front entrance door with pebbled buffer garden. Paved carport providing off road parking and double timber gates at the rear and the concrete driveway provides off road parking. Timber door provides access with staircase down to the cellar. Low maintenance paved garden with brick walls and fenced surrounds.



CELLAR

12'2" x 12'4" [3.72m x 3.78m]

Central heating radiator, light, power.

COUNCIL TAX BAND

The council tax band for this property is TBC.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.