



WAKEFIELD  
01924 291 294

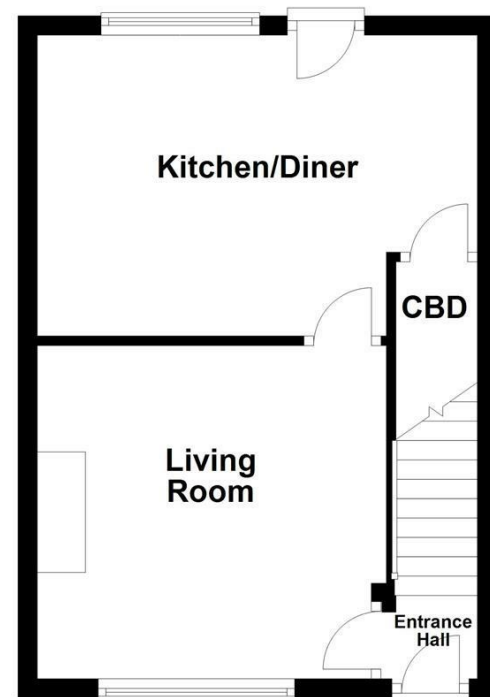
OSSETT  
01924 266 555

HORBURY  
01924 260 022

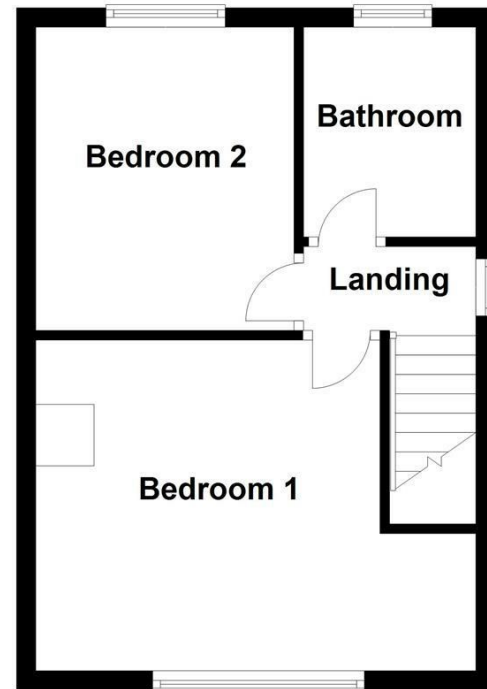
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



### 36 Ferrybridge Road, Pontefract, WF8 2PD

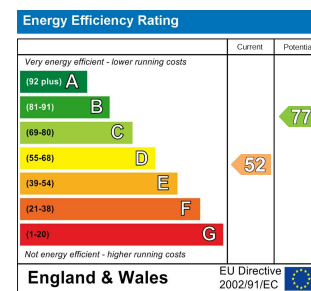
For Sale Freehold £135,000

Situated in Pontefract is this two bedroom semi detached home, in need of a degree of modernisation, however offering huge potential and benefitting from well proportioned rooms and an enclosed rear garden.

The property briefly comprises of entrance hall, living room and kitchen/diner with understairs storage. To the first floor landing there are two bedrooms and the house bathroom. Outside to the front, the garden has planted beds with stone features and concrete pathway leading to the front door. The rear garden is mainly laid to lawn with concrete and paved patio areas, perfect for outdoor dining with planted borders and enclosed by timber fencing.

Pontefract plays host to a range of amenities with local shops and schools only a short distance away and main bus routes running to and from Wakefield and Castleford. For those wishing to travel further afield, the M62 motorway is only a short drive away.

With great potential, this property would make an ideal home for a range of buyers. An early viewing comes highly advised to avoid any disappointment.



**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



## ACCOMMODATION

### ENTRANCE HALL

Stairs to the first floor landing, central heating radiator and door into the living room.

### LIVING ROOM

11'4" x 11'10" [max] x 10'3" [min] [3.47m x 3.62m [max] x 3.13m [min]]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and ceiling rose. Gas fire with laminate hearth, surround and wooden mantle. Door to the kitchen/diner.

### KITCHEN/DINER

14'11" x 10'2" [max] x 7'4" [min] [4.57m x 3.11m [max] x 2.26m [min]]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splash back, integrated four ring gas hob, integrated oven, space and plumbing for an under counter washing machine and integrated fridge/freezer. UPVC double glazed door with frosted window pane and UPVC double glazed window to the rear. Decorative panelling

to one wall and coving to the ceiling. Door to downstairs storage with UPVC double glazed frosted window to the side and built in storage unit.

### FIRST FLOOR LANDING

UPVC double glazed frosted window to the side and doors providing access to two bedrooms and the house bathroom.

### BEDROOM ONE

11'2" x 14'11" [max] x 10'10" [min] [3.42m x 4.56m [max] x 3.32m [min]]

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

### BEDROOM TWO

8'9" x 10'4" [2.68m x 3.15m]

Central heating radiator, UPVC double glazed window to the rear, coving to the ceiling and fitted cupboard housing the water tank.

### BATHROOM/W.C.

5'10" x 7'1" [1.79m x 2.17m]

UPVC double glazed frosted window to the rear, low flush w.c., pedestal wash basin, bath with

overhead electric shower attachment and glass shower screen, central heating radiator, extractor fan and fully tiled walls.

## OUTSIDE

To the front of the property there are several planted beds and stone features with walled surround and timber fencing. A paved pathway runs to the front door. Whilst to the rear, the garden is mainly laid to lawn with paved and concrete patio areas, perfect for outdoor dining and entertaining and planted borders with timber fencing surrounding.

## 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 Pontefract 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.