



WAKEFIELD
01924 291 294

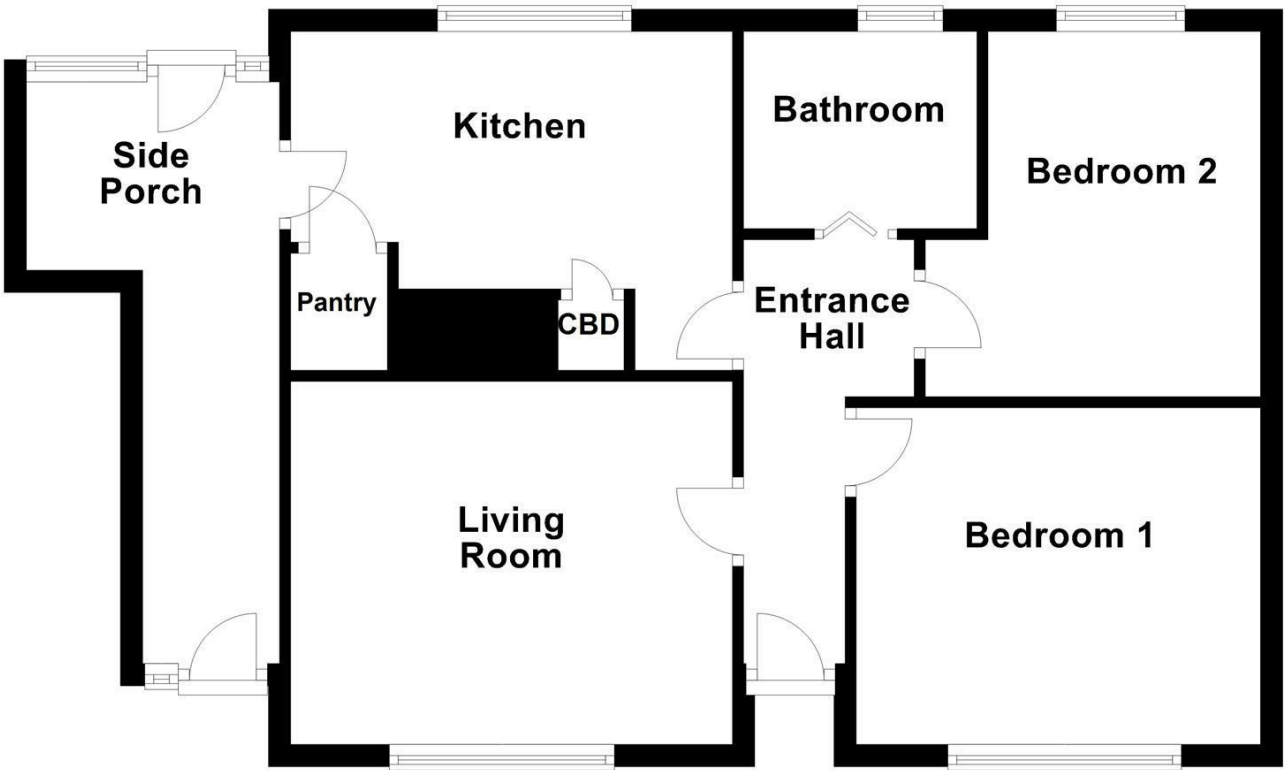
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



25 Stockingate, South Kirkby, Pontefract, WF9 3RR

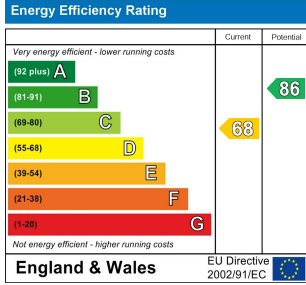
For Sale Freehold £150,000

Situated in the South Kirkby area of Pontefract is this two bedroom semi detached bungalow benefiting from gardens to the front and rear, off road parking and well proportioned accommodation throughout.

The accommodation briefly comprises entrance hall, living room, kitchen, shower room, side porch and two bedrooms. The garden at the front is mainly laid to lawn with hedging to the front and timber fencing to either side. A set of double iron gates leads to the block paved driveway providing off road parking for two vehicles. The rear garden is mainly laid to lawn with planted beds, paved patio area and is fully enclosed. The rear garden is large enough to allow a rear extension [subject to the necessary planning consents] whilst still leaving a good size garden.

South Kirkby is ideal for a range of buyers as it is aptly placed for local amenities such as shops and schools and these are within walking distance of the property. The Burntwood Hotel, Spa and Gym are nearby. South Kirkby is on local bus routes to and from neighbouring towns such as Pontefract and Barnsley and is only a short distance from Moorthorpe train station.

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.



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.

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

Metal frame frosted paned front door into the entrance hall. Coving to the ceiling, central heating radiator, loft access and doors to the bedrooms, living room, kitchen and shower room/w.c.

LIVING ROOM

12'10" x 10'7" [3.93m x 3.24m]

Central heating radiator, dado rail, coving to the ceiling, ceiling rose and a gas fireplace. UPVC double glazed window to the front.

KITCHEN

12'10" x 9'1" max x 5'4" min [3.92m x 2.79m max x 1.63m min]

Central heating radiator, coving to the ceiling, doors to the side porch, pantry, boiler cupboard with Worcester combi boiler [the vendor advises this is less than 2 years old]. A UPVC double glazed window to the rear. A range of wall and base units with laminate work surface over, stainless steel sink and drainer unit with mixer tap, tiled splashback, integrated double oven [the vendor advises this is less than 2 years old], four ring gas hob, space and plumbing for under counter fridge freezer/washing machine.



PANTRY

2'11" x 3'5" [0.89m x 1.06m]

SIDE PORCH

7'4" x 17'7" max x 5'7" min [2.25m x 5.36m max x 1.71m min]

Two UPVC double glazed doors [one being frosted to the front], UPVC double glazed window to the rear, laminate work surface and there is potential for this room to be a utility space.

SHOWER ROOM/W.C.

5'10" x 6'10" [1.78m x 2.1m]

Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, low flush w.c., ceramic wash basin built into a storage unit with mixer tap, electric shower head attachment with shower screen and is fully tiled.



BEDROOM ONE

11'10" x 9'10" max x 7'5" min [3.63m x 3.02m max x 2.27m min]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and a decorative cast iron fireplace with wooden hearth, surround and mantle.



BEDROOM TWO

9'10" x 9'10" max x 3'6" min [3.01m x 3.02m max x 1.07m min]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, set of fitted wardrobes.



OUTSIDE

To the front the garden is mainly laid to lawn with hedges to the front and timber fencing to either side. Iron set of

double gates to the front leading to a block paved driveway providing off road parking for two vehicles. The block paved pathway leads to the front entrance door. To the rear the garden is mainly laid to lawn with planted beds, paved patio area ideal for outdoor dining and entertaining purposes, fully enclosed by timber fencing.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The property has been lived in and owned by the same family since it was built in the early 1950's. [I believe 1953]."

COUNCIL TAX BAND

The council tax band for this property is A.

EPC RATING

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

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS

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