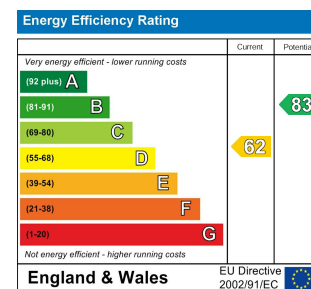
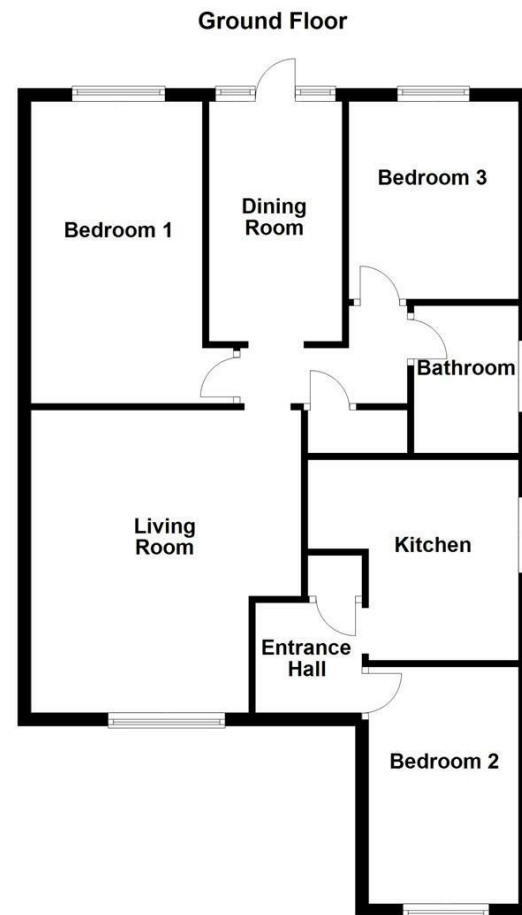




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IMPORTANT NOTE TO PURCHASERS

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

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.



1 Barton Way, South Elmsall, Pontefract, WF9 2NS

For Sale Freehold £250,000

Situated in South Elmsall is this superbly presented three bedroom detached bungalow location on a generous sized plot benefitting from well proportioned accommodation, off road parking and spacious rear garden.

The property briefly comprises of the entrance hall, bedroom three, kitchen, living room, hallway leading to two further bedrooms, bathroom/w.c. and dining room. Outside to the front the garden is laid to lawn and a paved driveway providing off road parking. To the rear is a larger than average tiered garden comprising a stone paved patio area with steps leading to the raised patio area and lawn with planted border and mature trees, enclosed by timber fencing.

The property is located close to local shops and amenities including local schools. For those looking to travel further afield, there is South Elmsall and Moorthorpe train stations only a short distance away.

Only a full internal inspection will reveal the accommodation on offer and an early viewing comes highly advised.



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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed frosted entrance door, central heating radiator, doors to the bedroom two and storage cupboards and openings to the living room and kitchen.

BEDROOM TWO

78" x 11'9" [2.36m x 3.6m]

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



KITCHEN

9'11" x 10'2" [max] x 7'7" [min] [3.03m x 3.11m [max] x 2.32m [min]]

UPVC double glazed window to the side. Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, space and plumbing for a gas cooker,

washing machine and an American style fridge/freezer. The Alpha combi boiler is housed in here.

LIVING ROOM

13'7" x 15'0" [max] x 9'1" [min] [4.16m x 4.59m [max] x 2.77m [min]]
An opening to a further hallway, UPVC double glazed window to the front, two central heating radiators, coving to the ceiling and gas fireplace with marble hearth, surround and laminate mantle.



HALLWAY

An opening to the dining room and doors to two further bedrooms, bathroom and storage cupboard. Loft access.

BEDROOM ONE

8'6" x 14'3" [max] x 2'8" [min] [2.61m x 4.35m [max] x 0.82m [min]]

UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

9'10" x 8'5" [3.0m x 2.58m]

Central heating radiator and UPVC double glazed window to the rear.



BATHROOM/W.C.

6'3" x 5'2" [1.92m x 1.6m]

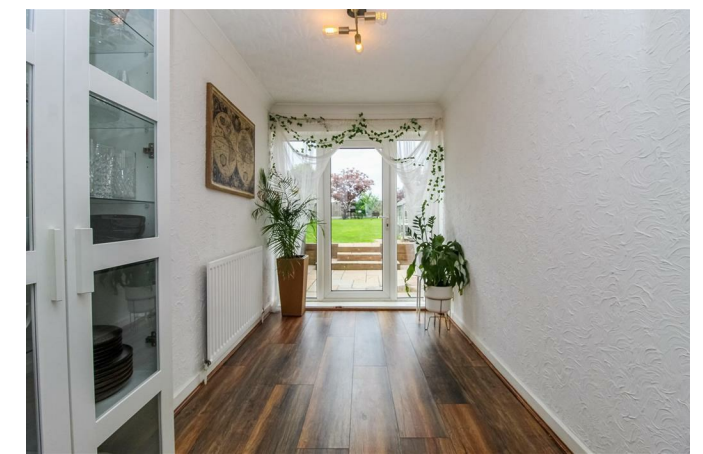
UPVC double glazed frosted window to the side, central heating radiator, low flush w.c., ceramic wash basin with storage unit and mixer tap and panelled bath with shower head attachment. Partially tiled.



DINING ROOM

11'5" x 6'7" [3.49m x 2.01m]

UPVC double glazed door leading to the rear garden, central heating radiator and coving to the ceiling.



OUTSIDE

To the front of the property the garden is laid to lawn with planted bed border and mature trees. There is a paved driveway providing off road parking. There is a larger than average tiered rear garden with a stone paved patio area, perfect for outdoor dining and entertaining with steps leading to the raised patio area and lawn with planted border and mature trees, enclosed by timber fencing.



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 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.