



WAKEFIELD
01924 291 294

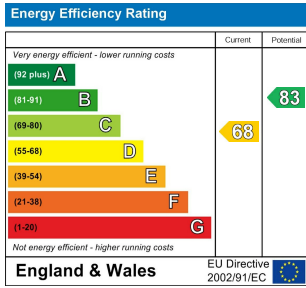
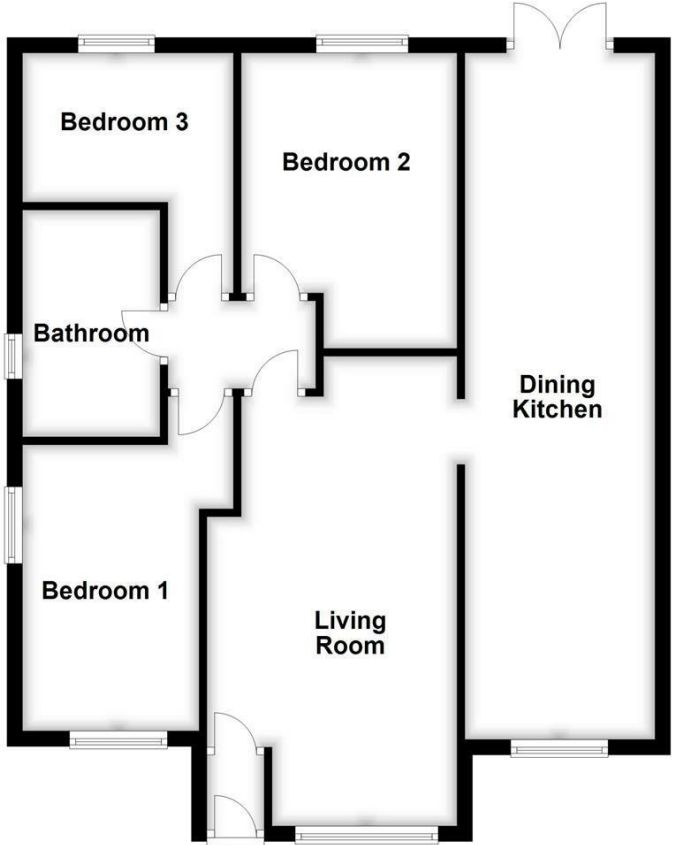
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



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.



2 Newhill, South Kirkby, WF9 3SW
For Sale Freehold £210,000

A deceptively spacious three bedroomed detached bungalow situated in this well regarded residential area.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and well presented property is entered via a small entrance hallway which opens into a good sized living room that has a feature contemporary style wood burning stove. An archway then leads through to a dining kitchen with a dining area to the front that flows straight through into a well fitted kitchen with integrated appliances and French doors out to the rear garden. An inner hallway then leads through to the bedrooms where there are three good sized bedrooms, two of which have fitted furniture and and are all served by a bathroom fitted with a modern white and chrome four piece suite. Outside, the gardens have been designed for low maintenance with an artificial lawn with steps up to the front door and driveway parking leading up to a garage to the side. Round to the rear there is an enclosed garden, again designed for low maintenance with paved areas, artificial lawn and a covered outside entertaining area.

The property is situated in this popular residential area within easy reach of a good range of local shops, schools and recreational facilities in the centre of South Kirkby. A broader range of amenities are available in the nearby centre of Pontefract and Barnsley. The national motorway network is readily accessible.



ACCOMMODATION

ENTRANCE HALL

3'3" x 2'11" (1.0m x 0.9m)

Composite front entrance door, wood effect laminate flooring and central heating radiator.

LIVING ROOM

20'4" x 10'5" (max) (6.2m x 3.2m (max))

Window to the front, double central heating radiator, continuation of the wood effect laminate flooring and contemporary style freestanding wood burning stove. Fitted cupboard and archway through to the dining kitchen.



DINING KITCHEN

29'2" x 8'2" (8.9m x 2.5m)

Window to the front, double central heating radiator and tiled floor. Fitted kitchen with a range of wooden fronted wall and base units with dark laminate worktops and upstands, stainless steel sink unit, provision for a wide Range style gas cooker with stainless steel splash back and filter hood over. Integrated dishwasher, integrated washing machine, integrated wine cooler and provision for a side-by-side American style fridge/freezer. French doors out to the patio to the rear.



INNER HALLWAY

Access to all three bedrooms and loft access hatch.

BEDROOM ONE

12'1" x 7'2" (3.7m x 2.2m)

Double central heating radiator and windows to both front and side.



BEDROOM TWO

12'1" x 8'10" (max) (3.7m x 2.7m (max))

Double central heating radiator, window overlooking the back garden and two double fronted fitted wardrobes.



BEDROOM THREE

8'10" x 6'6" (2.7m x 2.0m)

Window overlooking the back garden, double central heating radiator and fitted with a broad range of wardrobes and matching cupboards.

BATHROOM/W.C.

9'10" x 5'6" (3.0m x 1.7m)

Frosted window to the side and fitted with a four piece white and chrome suite comprising double ended bath with shower attachment over, separate shower cubicle with twin head shower, vanity wash basin with cupboards under and low suite w.c. Part tiled walls, ladder style heated towel rail and extractor fan.



OUTSIDE

To the front the property has an artificial lawn together with steps that lead up to the front door. To the side of the bungalow there is driveway parking leading up to the garage. To the rear of the bungalow there is a larger garden, paved for low maintenance with artificial grass, covered outside entertainment area and gated access to the drive and garage.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

EPC RATING

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