

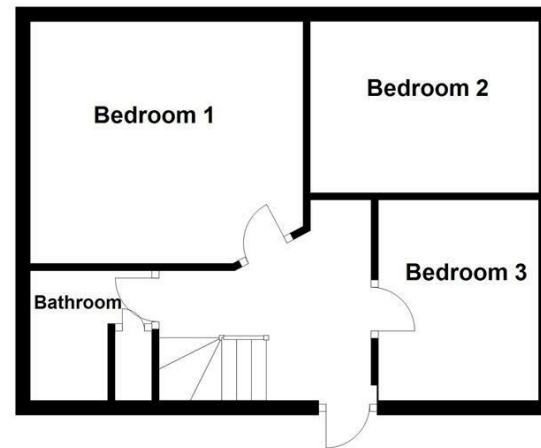


WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**

Ground Floor



First Floor



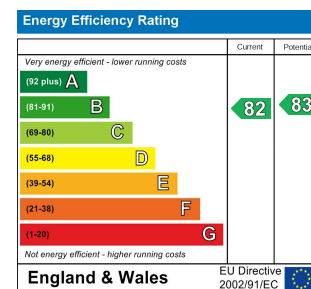
7 Common Road, Kinsley, Pontefract, WF9 5JR

For Sale Freehold £170,000

Offered for sale is this well presented three bedroom semi detached property boasting modern kitchen and bathroom, good decoration throughout and a larger than average garden offering a good degree of privacy. The property benefits from air pump heating (recently installed with 10 year warranty).

The property briefly comprises, entrance hall, living room with french doors leading to a rear garden, modern kitchen, bathroom and three good sized bedrooms. The property would suit first time buyers, a second stage buy home and or someone looking to downsize in the area.

Early viewing is essential as this is one not to be missed.



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

Entrance door, stairs to the first floor landing, doors to living room and kitchen breakfast room.

LIVING ROOM

17'0" x 11'5" (5.20m x 3.50m)

Triple glazed French doors out to the rear garden, wall lights, triple glazed window to the front, fireplace with wood burner, wooden mantle and hearth [The wood burner can also heat the radiators upstairs and the underfloor heating on ground floor].



KITCHEN BREAKFAST ROOM

11'1" x 11'1" (3.40m x 3.40m)

A range of base units with work surface over, sink and drainer unit with mixer tap, drawer unit, pan drawers, island unit with drawers, electric hob with extractor over, splashback, integral oven and microwave, triple glazed window, flooring with underfloor heating, entrance door.



UTILITY ROOM

12'5" x 3'11" (3.80m x 1.20m)

Access to airing cupboard. Shelving, plumbing for washing machine and big semi-transparent lateral sliding door that allows quick access to the drive area.

DOWNSTAIRS W.C.

W.C. and wash basin on vanity cupboard, partial tiled walls, frosted window,

FIRST FLOOR LANDING

Doors to bedrooms and shower room/w.c.

BEDROOM ONE

11'5" x 11'1" (3.50m x 3.40m)

Central heating radiator and triple glazed window.



BEDROOM TWO

10'2" x 7'6" (3.10m x 2.30m)

Triple glazed window and central heating radiator. Loft access.



BEDROOM THREE

9'2" x 7'2" (2.80m x 2.20m)

Triple glazed window and central heating radiator.



SHOWER ROOM/W.C.

Fully tiled, shower cubicle with mixer shower and niches, ladder radiator, wash basin in vanity unit and w.c. Frosted window.



OUTSIDE

To the front there is a lawned garden and brick driveway parking. To the rear there is a good size lawned garden with two decking areas, brick footpath, good size garden store.



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 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.