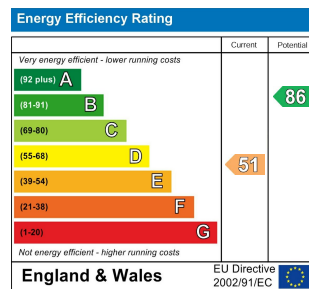
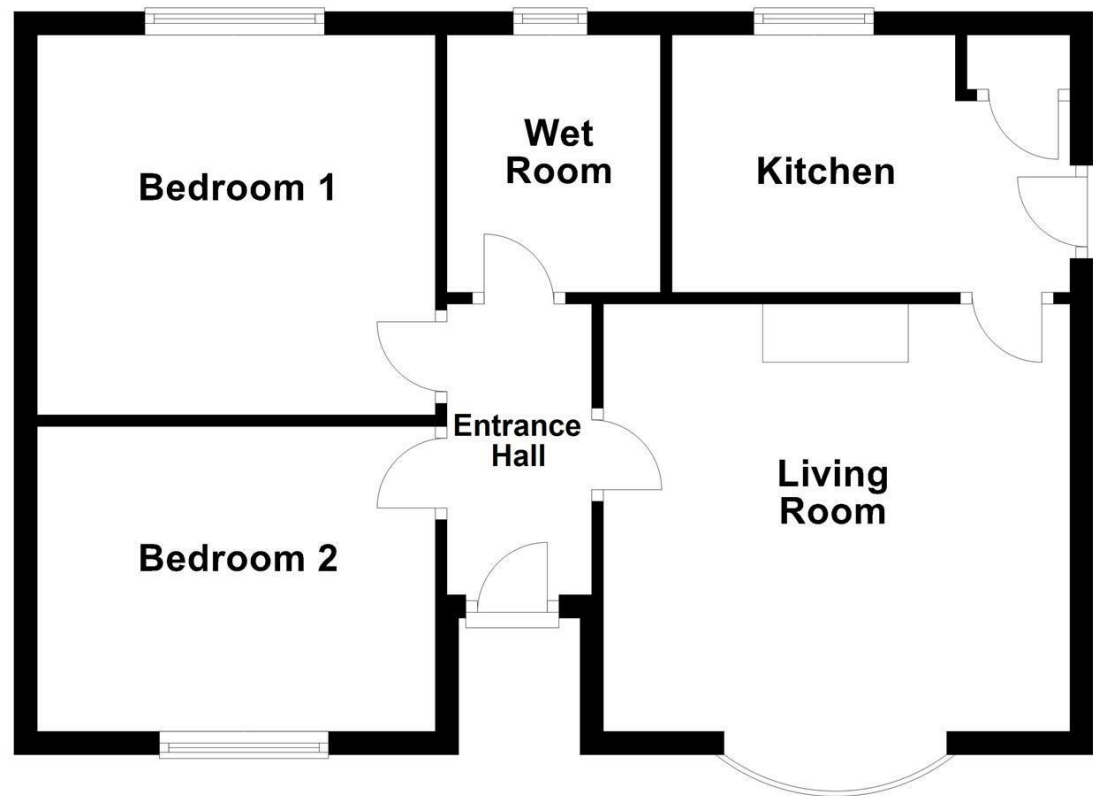


Ground Floor



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



49 Norwood Road, Hemsworth, Pontefract, WF9 4RG

For Sale Freehold Offers Over £150,000

Well presented throughout is this two bedroom semi detached property benefitting from double bedrooms, wet room and wrap around gardens.

The property briefly comprises of the entrance hall, two bedrooms, wet room/w.c., living room and kitchen. Outside there are lawned gardens to the front and rear with a paved patio area to the side, perfect for outdoor dining and entertaining with two brick built outbuildings.

The popular town of Hemsworth is ideal for anybody looking to downsize into a pleasant residential location. This property benefits from the excellent local amenities, well regarded schools, ample shopping facilities and transport links.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.



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gate provides access to a concrete pathway leading to the front door. To the side is a paved patio area and a set of two brick built outbuildings (shed and previous coal store). To the rear is a lawned garden with planted features, enclosed by timber fencing.



LIVING ROOM

13'1" x 12'0" (max) x 10'6" (min) [4.0m x 3.67m (max) x 3.21m (min)]

UPVC double glazed bow window to the front, central heating radiator, coving to the ceiling and gas fireplace with tiled hearth, wooden surround and mantle. Door to the kitchen.



KITCHEN

11'2" x 7'3" (max) x 5'0" (min) [3.42m x 2.21 (max) x 1.54m (min)]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a washing machine, space for a gas cooker and space for a fridge/freezer. UPVC double glazed frosted side door. UPVC double glazed window to the rear and central heating radiator. Access to a storage cupboard.

OUTSIDE

To the front of the property is a lawned garden with planted features and planted beds. A timber

COUNCIL TAX BAND

The council tax band for this property is A.

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.

ACCOMMODATION

ENTRANCE HALL

Timber framed frosted entrance door, loft access and doors to the living room, two bedrooms and the wet room.

BEDROOM ONE

11'2" x 10'7" [3.41m x 3.25m]

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



BEDROOM TWO

7'11" x 11'2" [2.43m x 3.42m]

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



WET ROOM/W.C.

5'11" x 7'6" [1.82m x 2.3m]

UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., pedestal wash basin, electric shower head attachment, extractor fan and partially tiled.