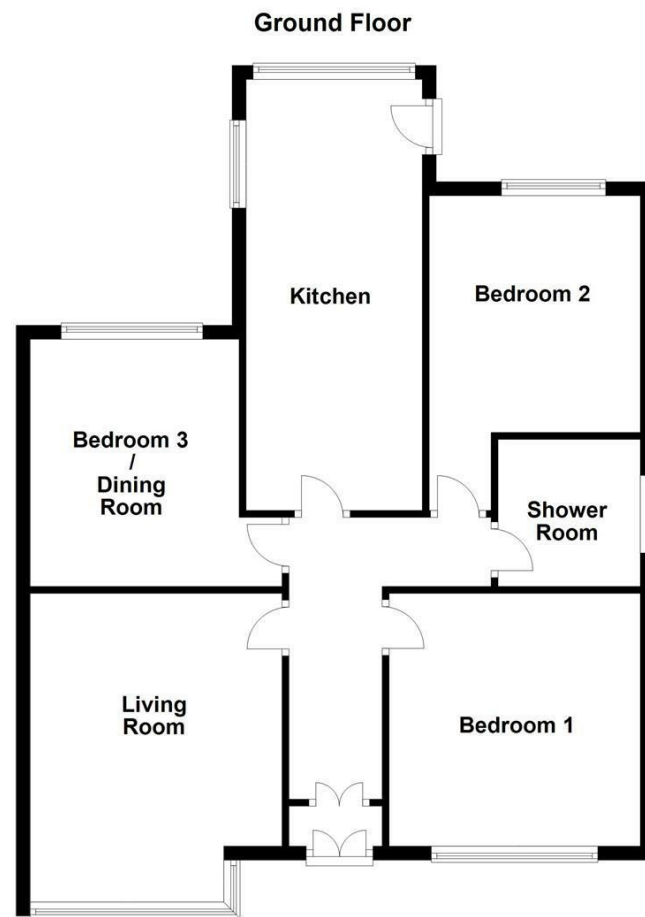




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



6 Oakwell Avenue, Pontefract, WF8 4LP

For Sale Freehold £250,000

A deceptively spacious three bedroomed semi detached bungalow set in this sought after residential area on the fashionable south side of Pontefract.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and well proportioned bungalow is approached via an entrance hall which leads through into a central reception hall. The main living room has a square bay to the front, whilst to the rear there is a separate dining room/third bedroom. Two other double bedrooms are served by the family shower room. The kitchen has been extended to the rear to create a spacious room taking full advantage of the views over the back garden. Outside, the property has lawned gardens to both the front and rear together with driveway parking leading to the single garage.

The property is situated in this popular residential neighbourhood on the fashionable south side of Pontefract within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centre of Pontefract and the property enjoys ready access to the national motorway network.



ACCOMMODATION

ENTRANCE PORCH

4'7" x 2'3" [1.4m x 0.7m]

UPVC double glazed double doors and inner doors to the reception hall.

RECEPTION HALL

13'5" x 4'3" [4.1m x 1.3m]

Central heating radiator concealed in a cabinet and access to all principal rooms. Loft access hatch.

LIVING ROOM

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

Square bay window to the front, central heating radiator and feature fireplace with wooden surround and marbled inset and hearth housing an electric fire.



KITCHEN

20'4" x 7'10" [max] [6.2m x 2.4m [max]]

Windows to the side and rear and a stable style door to the side. Central heating radiator and fitted with a good range of cream fronted wall and base units with laminate work tops and brick set tiled splash backs. Inset stainless steel sink unit, four ring ceramic hob with filter hood over, built in oven and grill, space and plumbing for a washing machine and space for a tall fridge/freezer.



BEDROOM ONE

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

Window to the front and central heating radiator.



BEDROOM TWO

11'1" x 9'10" [3.4m x 3.0m]

Window to the rear and central heating radiator.



BEDROOM THREE/DINING ROOM

11'9" x 9'10" [3.6m x 3.0m]

Window to the rear, central heating radiator and built in former airing cupboard.

SHOWER ROOM/W.C.

6'10" x 6'6" [2.1m x 2.0m]

Frosted window to the side, tiled walls and fitted with a three piece white and chrome suite comprising walk in shower with twin head thermostatic shower, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Chrome ladder style heated towel rail and extractor fan.

OUTSIDE

To the front the property has a lawned garden with mature shrub borders, as well as a gated driveway that provides off street parking. The driveway passes the side of the house and up to the rear where there is a detached single garage. To the rear of the house there is a further lawned garden with paved patio sitting area and established shrub borders.



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.