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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



**16 Lynwood Close, Streethouse, Pontefract, WF7 6BX**

**For Sale Freehold £185,000**

Nestled in a cul-de-sac location is this three bedroom semi detached property benefitting from well proportioned accommodation, ample off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, inner hallway, living room, dining room and kitchen. The first floor landing leads to three bedrooms and the house bathroom/w.c. To the front of the property is a pebbled driveway providing off road parking for several vehicles leading down the side of the property through gates to the single detached garage. There is a lawned garden to the rear with concrete patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.

Located close to amenities such as shops and schools within the surrounding area. Enjoying a semi rural location, yet is within driving distance of the M62/A1, which is perfect for the commuter.

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



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## ACCOMMODATION

### ENTRANCE PORCH

UPVC double glazed windows to the front and UPVC double glazed door to the inner hallway.

### INNER HALLWAY

UPVC double glazed window to the side, central heating radiator, coving to the ceiling and door through to the living room. Stairs to the first floor landing.

### LIVING ROOM

14'5" x 13'10" [max] x 8'6" [min] [4.4m x 4.24m [max] x 2.61m [min]]  
UPVC double glazed window to the front, coving to the ceiling, ceiling rose, central heating radiator, dado rail and an opening through to the dining room. Electric fireplace with marble hearth, surround and wooden mantle.



### DINING ROOM

9'6" x 8'9" [2.91m x 2.69m]

An opening to the kitchen, UPVC double glazed window to the rear, coving to the ceiling, ceiling rose, dado rail and central heating radiator.



### KITCHEN

9'4" x 7'7" [max] x 4'11" [min] [2.87m x 2.33m [max] x 1.51m [min]]  
Range of wall and base units with laminate work surface over, stainless steel sink and drainer, four ring gas hob with extractor hood and splash back. Integrated double oven and space and plumbing for a washing machine. UPVC double glazed frosted door and window to the side, spotlights, coving to the ceiling, access to the understairs storage cupboard housing the Baxi combi boiler.

## FIRST FLOOR LANDING

Coving to the ceiling, ceiling rose, UPVC double glazed frosted window to the side, loft access and doors to three bedrooms and house bathroom.

### BEDROOM ONE

13'1" x 10'7" [max] x 7'8" [min] [3.99m x 3.24m [max] x 2.35m [min]]  
Central heating radiator, UPVC double glazed window to the front and coving to the ceiling.



### BEDROOM TWO

11'11" x 10'5" [3.65m x 3.19m]

Fitted wardrobe and fitted desk unit. Coving to the ceiling, dado rail, central heating radiator and UPVC double glazed window to the rear.



### BEDROOM THREE

6'0" x 7'6" [1.85m x 2.3m]

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

### BATHROOM/W.C.

6'3" x 6'0" [1.93m x 1.83m]

UPVC double glazed frosted window to the side, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and electric shower head attachment. Extractor fan and partially tiled.



## OUTSIDE

To the front of the property is a pebbled driveway providing off road parking for several vehicles leading down the side of the property through gates to the single detached garage with manual up and over door. There is a lawned garden to the rear with concrete patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.



## COUNCIL TAX BAND

The council tax band for this property is B.

## 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.