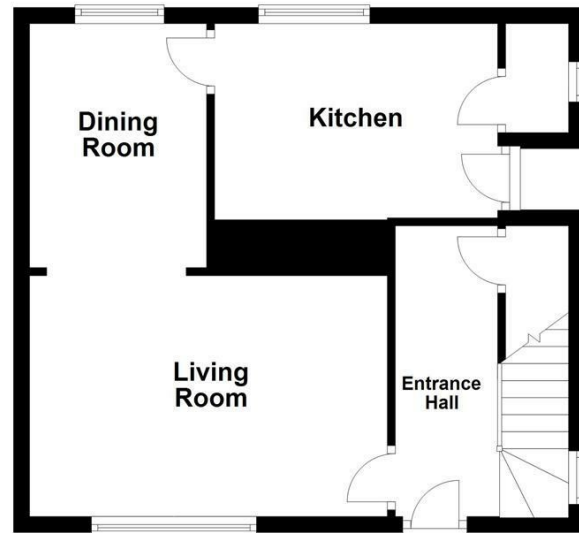


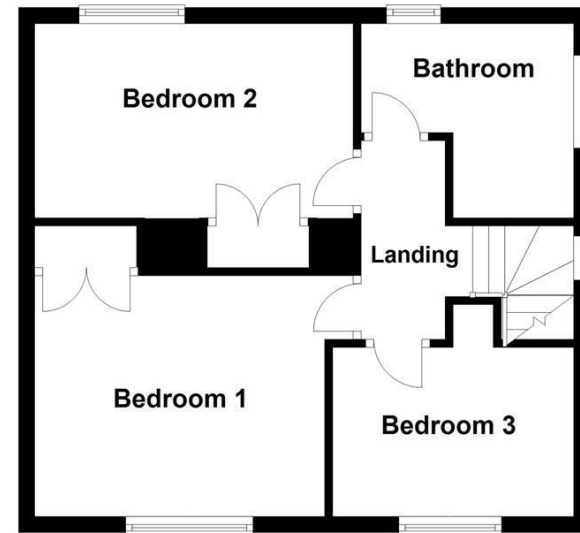


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Ground Floor



First Floor



22 Friars Nook, Pontefract, WF8 2AZ

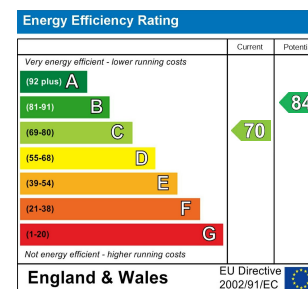
For Sale Freehold £200,000

Nestled in a cul-de-sac location is this three bedroom semi detached property benefitting from well proportioned accommodation and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, living room, dining room and kitchen. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a lawned garden and concrete pathway running down the side of the property to two outbuildings, ideal for storage. To the rear is a lawned garden with paved and raised decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

Located within this popular residential area with bus routes travelling to and from the town centre, local amenities and schools are nearby, whilst access to motorway networks are a ten minute drive away.

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



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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,

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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



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ACCOMMODATION

ENTRANCE HALL

Timber framed entrance door, coving to the ceiling, central heating radiator, UPVC double glazed window to the side, stairs to the first floor landing with understairs storage cupboard housing the boiler and doors to the living room and kitchen.

LIVING ROOM

9'9" x 14'7" [2.99m x 4.46m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and an opening through to the dining room.



DINING ROOM

9'11" x 7'3" [3.04m x 2.21m]

Coving to the ceiling, UPVC double glazed window to the rear, central heating radiator and door to the kitchen.



KITCHEN

11'4" x 7'9" [3.46m x 2.38m]

Range of modern wall and base units with laminate work surface over, sink and drainer with mixer tap and tiled splash back. Space and plumbing for a washing machine, breakfast bar with laminate work surface over, integrated four ring induction hob with integrated oven below and space for a fridge/freezer. Doors through to the entrance hall and storage cupboard. Timber framed side entrance door, coving to the ceiling and UPVC double glazed window to the rear.



FIRST FLOOR LANDING

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

BEDROOM ONE

9'9" x 12'11" [max] x 11'8" [min] [2.98m x 3.96m [max] x 3.58m [min]]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and access to a double doored storage cupboard/wardrobe.



BEDROOM TWO

13'0" x 8'9" [max] x 8'4" [min] [3.98m x 2.68m [max] x 2.56m [min]]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and fitted storage cupboard/wardrobe.



BEDROOM THREE

9'11" x 8'9" [max] x 6'9" [min] [3.04m x 2.68m [max] x 2.06m [min]]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and fitted shelving units.

BATHROOM/W.C.

8'10" x 8'0" [max] x 4'10" [min] [2.7m x 2.45m [max] x 1.49m [min]]

UPVC double glazed windows to the side and rear, coving to the ceiling, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and overhead shower attachment.



OUTSIDE

To the front of the property the garden is laid to lawn with a timber gate providing access to a concrete pathway to the front door and down the side of the property. To the side are two outbuildings, ideal for storage. The rear garden is laid to lawn incorporating paved and raised decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is A.

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.