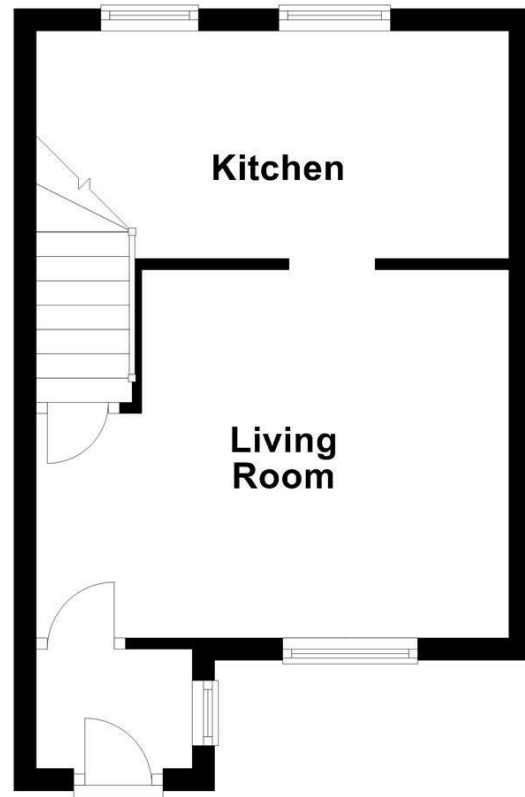
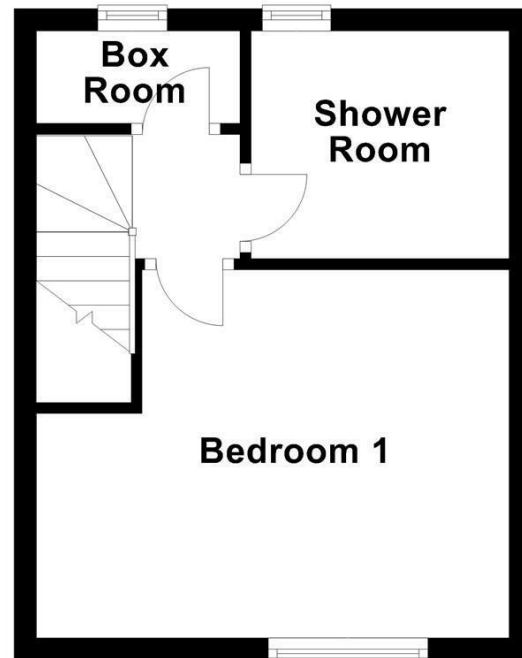


## Ground Floor



## First Floor



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



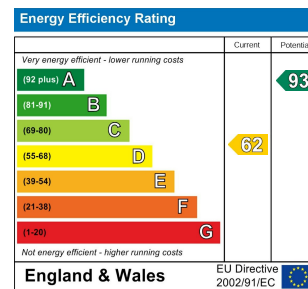
## 191 Carleton Road, Pontefract, WF8 3NH

For Sale Freehold £140,000

A lovely characterful cottage style property situated in this highly desirable area with the added benefit of an off street parking space.

With a gas fired central heating system and sealed unit double glazed windows, this lovely character property is approached via a welcoming entrance porch that leads into a living room that overlooks the front garden and has a feature former fireplace. To the rear there is a dining kitchen with integrated cooking facilities. To the first floor there is a good sized double bedroom to the front and to the rear a large shower room fitted with a three piece suite. Completing the first floor accommodation is a useful box storage room. Outside, the property has a well tended garden to the front together with an off street parking space.

The property is situated in this highly sought after area on the fashionable southern fringe of Pontefract within easy of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the centre of Pontefract which offers two railway stations and ready access to the motorway network.



### 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



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## ACCOMMODATION

### ENTRANCE PORCH

4'7" x 3'7" [1.4m x 1.1m]

Window to the side and double glazed front entrance door. Ceramic tiled floor and inner door to the living room.

### LIVING ROOM

13'9" x 10'9" [4.2m x 3.3m]

Window to the front, double central heating radiator and a former fireplace. Door to the stairs to the first floor and archway through to the kitchen.



### KITCHEN

13'9" x 6'6" [4.2m x 2.0m]

Two windows to the rear and fitted with a range of wooden fronted wall and base units with dark laminate work tops and tiled splash backs. Inset ceramic sink unit, five ring stainless steel gas hob with filter hood over, built in oven, integrated dishwasher, space and plumbing for a washing machine and space for a tall fridge/freezer. Understairs cupboard.



### FIRST FLOOR LANDING

Electric wall heater and loft access point.

### DOUBLE BEDROOM

14'1" x 10'5" [max] [4.3m x 3.2m [max]]

Window to the front and central heating radiator.



### BOX ROOM

6'2" x 2'7" [1.9m x 0.8m]

Providing useful storage space and having a frosted window to the rear.

### SHOWER ROOM/W.C.

7'6" x 6'10" [2.3m x 2.1m]

Frosted window to the rear and fitted with a three piece white and chrome suite comprising walk in shower cubicle with curved glazed screen, vanity wash basin with drawers under and low suite w.c. with concealed cistern. Tiled walls, extractor fan and chrome ladder style heated towel rail.



### OUTSIDE

To the front the property has a lawned garden with established beds and an off street parking space.



### 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.