



WAKEFIELD  
01924 291 294

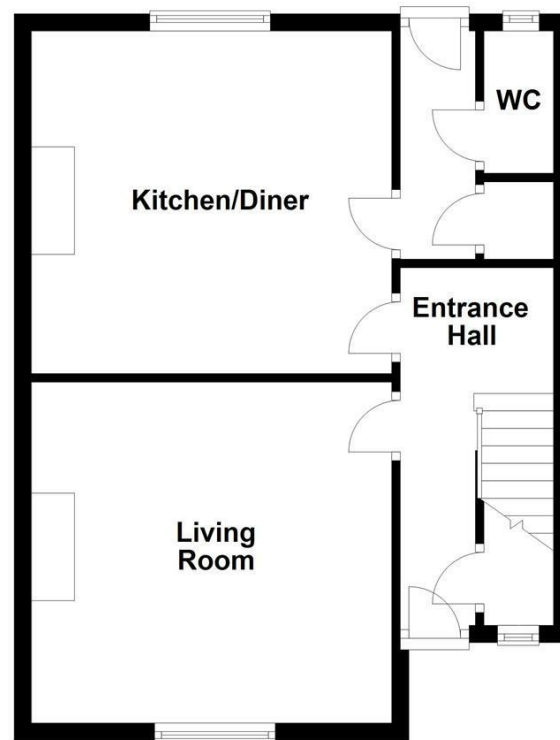
OSSETT  
01924 266 555

HORBURY  
01924 260 022

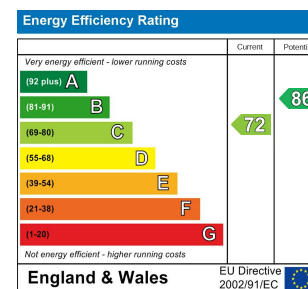
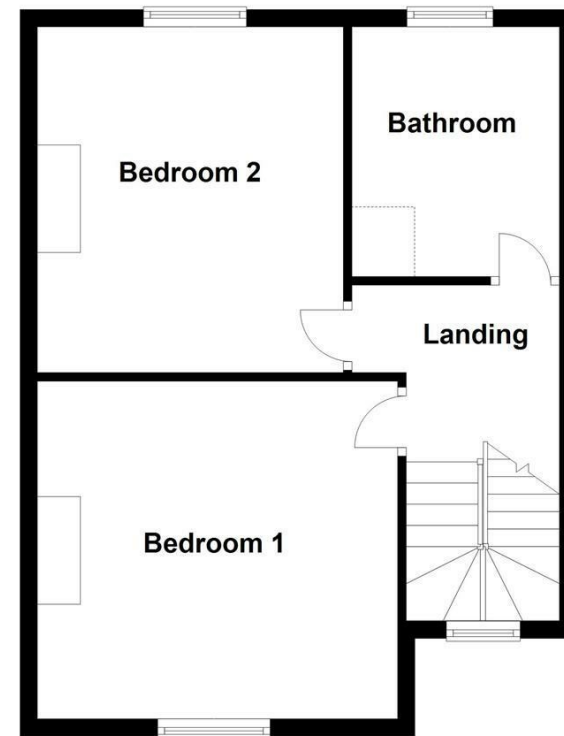
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First 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.



**108 Love Lane, Pontefract, WF8 4EQ**

**For Sale Freehold £120,000**

Situated on the fringe of Pontefract town centre is this two bedroom end terrace property benefitting from well proportioned accommodation, off road parking and larger than average garden.

The property briefly comprises of the entrance hall, living room and kitchen/diner. The first floor landing leads to two double bedrooms and the house bathroom/w.c. Outside to the front is a lawned garden with larger than average side lawned garden and double gates providing access onto a concrete driveway.

The property is situated within easy reach of the broad range of shops, schools and recreational facilities offered by the town of Pontefract. The town also boasts two railway stations as well as ready access to the national motorway network.

Only a full internal inspection will truly reveal the accommodation on offer at this home.



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## ACCOMMODATION

### ENTRANCE HALL

Dado rail, central heating radiator, stairs to the first floor landing with understairs storage cupboard and doors to the living room and kitchen/diner.

### LIVING ROOM

12'11" x 13'8" [max] x 12'11" [min] [3.96m x 4.19m [max] x 3.94m [min]]

Coving to the ceiling, ceiling rose, picture rail, two central heating radiators and UPVC double glazed window to the front.



### KITCHEN/DINER

13'1" x 13'8" [max] x 12'6" [min] [3.99m x 4.19m [max] x 3.83m [min]]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with tiled splash back, space and plumbing for a gas cooker and washing machine. Access to a further hallway, central heating radiator, UPVC double glazed window to the rear and the Ideal combi boiler is housed in here.



### HALLWAY

Access to a storage cupboard, door to the downstairs w.c. and UPVC double glazed frosted door to the rear garden.

### W.C.

4'11" x 2'8" [1.52m x 0.83m]

Single paned timber framed frosted window to the rear, low flush w.c. and dado rail.

### FIRST FLOOR LANDING

UPVC double glazed window to the front, loft access, dado rail and doors to two bedrooms and the bathroom.

### BEDROOM ONE

12'10" x 13'7" [max] x 13'0" [min] [3.92m x 4.16m [max] x 3.97m [min]]

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



### BEDROOM TWO

13'0" x 11'9" [max] x 10'8" [min] [3.97m x 3.59m [max] x 3.27m [min]]

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



### BATHROOM/W.C.

7'9" x 9'7" [max] x 6'7" [min] [2.38m x 2.93m [max] x 2.02m [min]]

UPVC double glazed frosted window to the rear, extractor fan, coving to the ceiling, access to a storage cupboard, central heating radiator, low flush w.c., pedestal wash basin, panelled bath with mixer tap and shower head attachment. Fully tiled.



### OUTSIDE

To the front of the property is an enclosed lawned garden with an iron gate providing access to a paved pathway to the front door. To the rear is a larger than average sized garden, laid to lawn with space for a garden shed. A set of double timber gates provide access to a concrete driveway.



### 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.