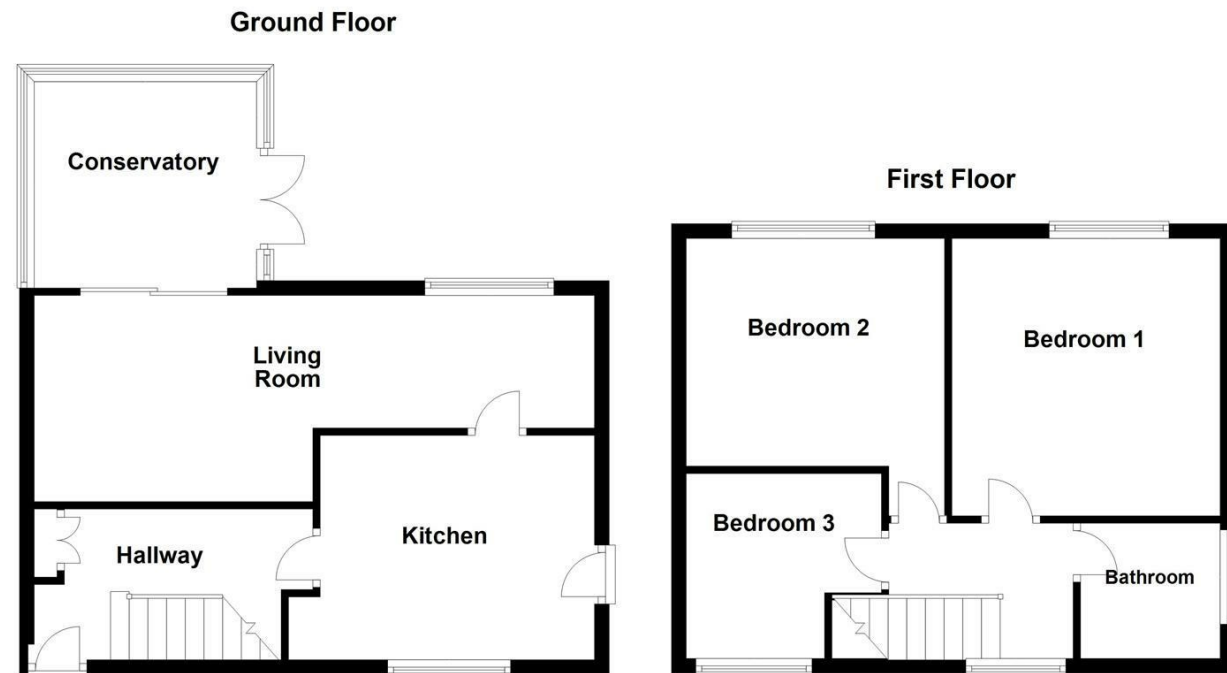




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



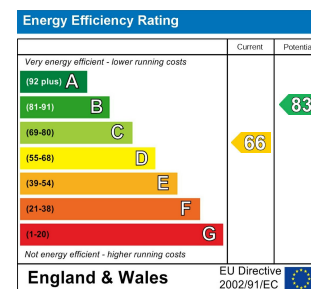
3 West Avenue, Upton, Pontefract, WF9 1DL

For Sale Freehold £120,000

Offered for sale and with no chain is this spacious three bedroom semi detached property situated in this popular neighbourhood. Offering ample parking and a large and enclosed rear garden the property offers great scope for improvement and has lots of potential.

The property briefly comprises entrance hall, kitchen, lounge with conservatory, three good sized bedrooms and a house bathroom. The property is within walking distance to local amenities and schools and is open to a wide range of buyers.

Early viewing is essential to not miss this property with potential at a fantastic price.



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



ACCOMMODATION

ENTRANCE HALL

6'8" x 11'0" [2.05m x 3.36m]

Stairs leading to first floor landing, gas central heating radiator, one door leading to the kitchen.

LIVING ROOM

9'2" x 24'4" [2.8m x 7.44m]

Spacious lounge with sliding doors leading through to a conservatory. Gas central heating radiator UPVC double glazed window to the rear.



KITCHEN

12'11" x 13'7" [3.95m x 4.16m]

Range of fitted wall and base units, laminate work surface over.

CONSERVATORY

12'10" x 9'2" [3.92m x 2.80m]

UPVC double glazed windows to all aspect UPVC double glazed French doors leading to the rear garden.



BEDROOM ONE

12'4" x 10'10" [3.77m x 3.31m]

UPVC double glazed window to the rear aspect, gas central heating radiator



BEDROOM TWO

12'4" x 12'0" [3.77m x 3.68m]

UPVC double glazed window to the rear aspect, gas central heating radiator



BEDROOM THREE

8'8" x 8'2" [2.65m x 2.51m]

UPVC double glazed window to the front aspect, gas central heating radiator

BATHROOM/W.C.

6'2" x 6'1" [1.9 x 1.86]

Fitted white three piece suite, panel bath. Tiled walls UPVC double glazed frosted window to the side aspect.



OUTSIDE

Externally to the front of the property there is a brick paved driveway with parking for up to 2 cars. To the rear of the property is a larger than average, and enclosed laid to lawn garden, whilst in need of some 'TLC' the garden has huge potential.



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.