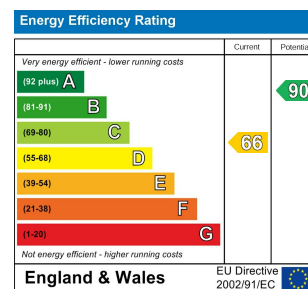
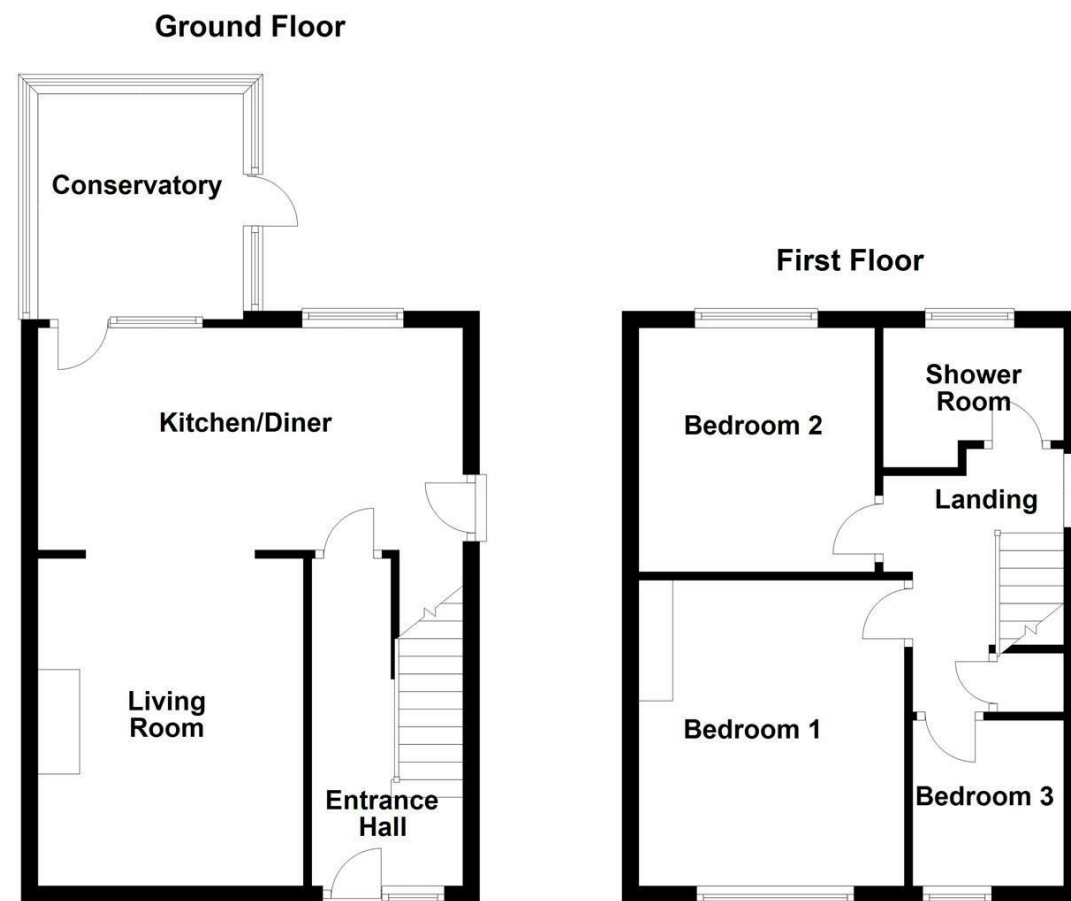




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NORMANTON | **PONTEFRACT & CASTLEFORD**
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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or 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.



34 Northfield Drive, Pontefract, WF8 2DJ
For Sale Freehold Offers In The Region Of £164,950

A well proportioned three bedroom semi detached property benefitting from spacious conservatory, ample off road parking and low maintenance gardens.

The property briefly comprises of the entrance hall, kitchen/diner, living room and conservatory. The first floor landing leads to three bedrooms and the shower room/w.c. Outside to the front and rear are low maintenance artificial lawned gardens with driveway parking running down the side of the property.

Within walking distance of the local amenities and schools nearby. Local bus routes travel to and from Pontefract town centre. There is good access to the M62 motorway network, perfect for the commuter looking to work or travel further afield.

An early viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, stairs to the first floor landing, central heating radiator and door to the kitchen/diner.

KITCHEN/DINER

16'8" x 8'7" (5.09m x 2.63m)
 Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob with extractor hood above, integrated oven, space and plumbing for a washing machine and space for a fridge/freezer. Breakfast bar with laminate work surface over, the combi boiler is housed in here and UPVC double glazed window to the rear. An opening through to the living room, central heating radiator, UPVC double glazed door to the conservatory, UPVC frosted side door and small understairs nook.



LIVING ROOM

12'10" x 10'4" (max) x 9'1" (min) [3.92m x 3.16m (max) x 2.79m (min)]
 UPVC double glazed window to the front and central heating radiator.



CONSERVATORY

8'10" x 8'1" [2.71m x 2.47m]
 Surrounded by UPVC double glazed partially frosted windows and UPVC double glazed door to the rear garden.



FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, loft access and doors to three bedrooms, overstairs storage cupboard and the house shower room.

BEDROOM ONE

12'0" x 10'4" (max) x 9'11" (min) [3.66m x 3.15m (max) x 3.04m (min)]
 UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO

9'3" x 9'9" [2.82m x 2.99m]
 UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

5'11" x 6'7" [1.81m x 2.03m]
 UPVC double glazed window to the front and central heating radiator.

SHOWER ROOM/W..C.

6'11" x 4'10" (max) x 4'3" (min) [2.12m x 1.48m (max) x 1.32m (min)]
 UPVC double glazed frosted window to the rear, central heating radiator, coving to the ceiling, low flush w.c., pedestal wash basin with mixer tap and shower cubicle with shower head attachment and glass shower screen.



OUTSIDE

To the front of the property there is a low maintenance garden incorporating artificial lawn and raised pebbled bed. A paved and tarmacadam driveway provides off road parking for several vehicles. To the rear is an artificial lawned tiered garden with lower decked area, fully enclosed by 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 Ossett 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.