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01924 260 022

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01924 899 870

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01977 798 844



## 45 Friarwood Avenue, Pontefract, WF8 1AY

For Sale Freehold £226,000

Situated on this sought after modern development in the heart of Pontefract is this three bedroom semi detached property, tastefully decorated throughout the property benefits from three good size rooms, ample reception space, off road parking to the front and an attractive enclosed rear garden.

The accommodation briefly comprises entrance hall, downstairs w.c., living room, kitchen diner, first floor landing, principal bedroom with en suite shower room/w.c., two further bedrooms and the house bathroom/w.c. Outside to the front of the property there is a tarmac driveway providing off road parking for two vehicles, a shrubbed area and a paved pathway to the front door. To the rear, the garden is mainly laid to lawn with planted features incorporating mature shrubs. A paved patio area perfect for outdoor dining and entertaining purposes and the garden is fully enclosed by timber fencing.

Pontefract is ideal for a range of buyers, especially on this modern development and is ideally located within close proximity of Pontefract town centre for those who enjoy facilities being within walking distance such as shops and schools. Pontefract General Infirmary is also only a walk away from the property. Pontefract is home to three train stations and its own bus station for those who look to commute and is close by to both the M62 and A1 motorway links for those who look to travel further afield. For those who enjoy family days out Pontefract is home to its own Pontefract Racecourse and slightly further afield in Castleford you can find the Junction 32 shopping outlet and Xscape entertainment centre.

An early viewing is advised to avoid any level of disappointment.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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 HALL

Composite front entrance door with frosted panes. Central heating radiator, stairs providing access to the first floor landing, doors to the downstairs w.c. and living room.

### DOWNSTAIRS W.C.

3'1" x 5'6" max x 4'0" min [0.94m x 1.68m max x 1.22m min]  
Frosted UPVC double glazed window to the front, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splashback.

### LIVING ROOM

11'11" x 14'1" max x 8'3" min [3.64m x 4.31m max x 2.54m min]  
UPVC double glazed window to the front, central heating radiator, access to the understairs storage cupboard and door to the kitchen diner.

### KITCHEN DINER

8'9" x 15'3" [2.67m x 4.65m]  
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, central heating radiator. A range of modern wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring induction hob with integrated extractor hood over, integrated oven, space and plumbing for a washing machine and space for a fridge freezer, space and plumbing for a dishwasher, extractor fan.



### FIRST FLOOR LANDING

Loft access, doors to bedrooms and bathroom/w.c. Storage cupboard.

### BEDROOM ONE

9'3" x 12'0" max x 9'8" min [2.84m x 3.66m max x 2.97m min]  
Central heating radiator, UPVC double glazed window to the front, access to the storage cupboard and door to the en suite shower room/w.c.



### EN SUITE SHOWER ROOM/W.C.

5'4" x 6'3" max x 3'10" min [1.64m x 1.92m max x 1.17m min]  
Frosted UPVC double glazed window to the front, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splashback, shower cubicle with mains fed shower head attachment and shower screen, which is tiled. Central heating radiator.

### BEDROOM TWO

7'6" x 8'11" [2.3m x 2.74m]  
UPVC double glazed window to the rear, central heating radiator.



### BEDROOM THREE

7'6" x 6'1" [2.31m x 1.86m]  
UPVC double glazed window to the rear, central heating radiator.

### HOUSE BATHROOM/W.C.

5'10" x 5'11" [1.79m x 1.81m]  
Frosted UPVC double glazed window to the side, central heating radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splashback, panelled bath with mixer tap and shower head attachment and tiled surround.



### OUTSIDE

To the front of the property there is a slight hedge border

with mature shrubs, a tarmac driveway providing off road parking for two vehicles and a paved pathway to the front entrance door. To the rear there is an attractive enclosed rear garden, which has lawned areas with planted features including mature shrubs. Paved patio area perfect for outdoor dining and entertaining purposes. The garden itself is fully enclosed by timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is B

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.