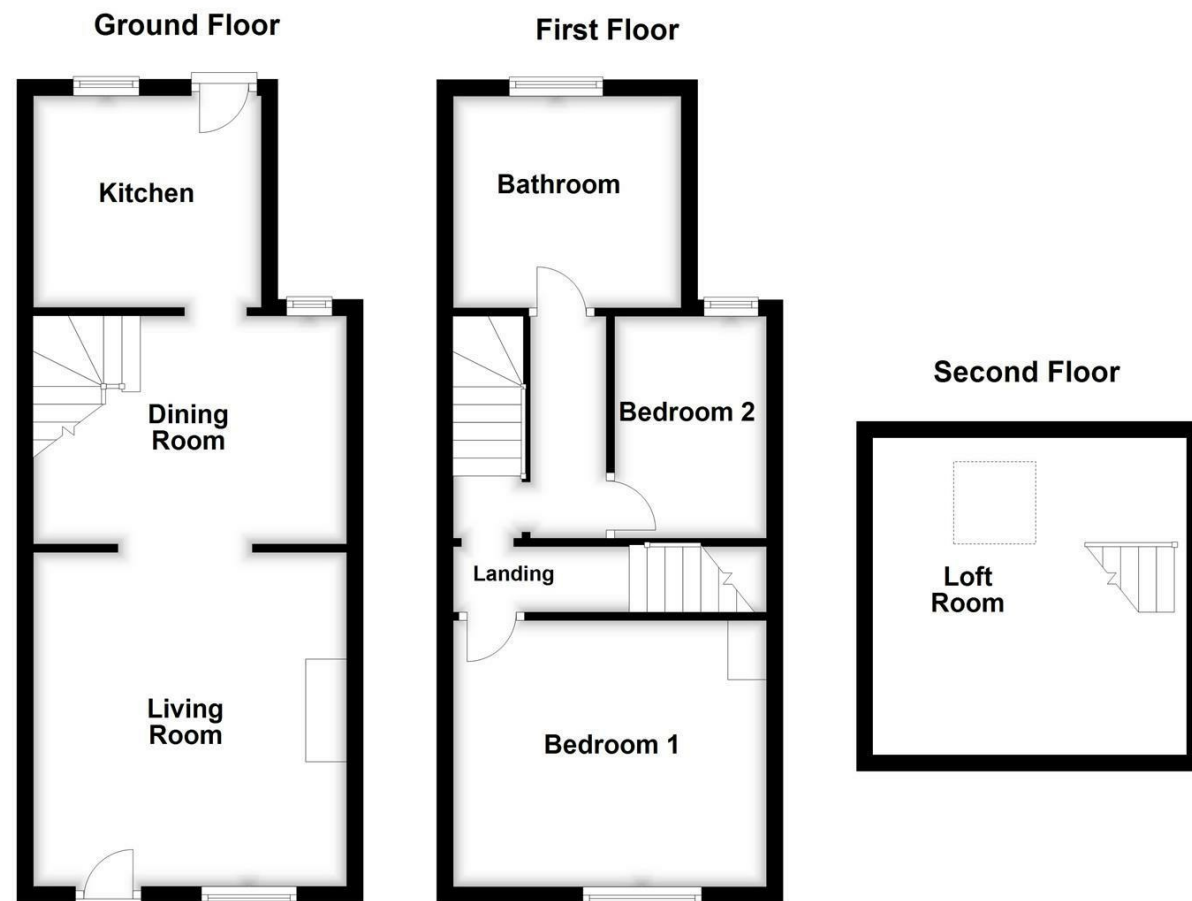




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



9 Oak Road, Shafton, S72 8QF
For Sale Freehold Asking Price £110,000

Situated in Shafton is this well proportioned three bedroom mid terrace property benefitting from two reception rooms, loft room and front and rear gardens.

The property briefly comprises of living room, dining room and kitchen. The first floor landing leads to two bedrooms and the house bathroom. There is access to a useful loft room. Outside to the front is a small buffer garden with a paved pathway to the front door. To the rear is an enclosed lawned garden with paved patio area and single detached garage.

Shafton is a well regarded village within easy reach of the good range of shops, schools and recreational facilities. A broader range of amenities are available in the neighbouring towns and there is ready access to the surrounding larger centres of Barnsley, Pontefract and Wakefield.

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

Energy Efficiency Rating		Current	Potential
Very 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.



ACCOMMODATION

LIVING ROOM

13'4" x 12'6" [max] x 11'3" [min] [4.08m x 3.82m [max] x 3.44m [min]]

UPVC front entrance door, UPVC double glazed window to the front, coving to the ceiling, an opening to the dining room and central heating radiator.



DINING ROOM

9'2" x 12'4" [max] x 9'2" [min] [2.8m x 3.76m [max] x 2.8m [min]]

An opening to the kitchen, UPVC double glazed window to the rear, central heating radiator stairs to the first floor landing.



KITCHEN

8'2" x 8'5" [2.49m x 2.58m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Integrated oven with four ring gas hob and extractor hood above, space and plumbing for a washing machine and space for an under counter fridge/freezer. Central heating radiator and UPVC double glazed frosted door and window to the rear garden.

FIRST FLOOR LANDING

Central heating radiator, overstairs storage cupboard, space saving stairs to the loft room and doors to two bedrooms and the bathroom.

BEDROOM ONE

13'4" x 12'6" [max] x 4'0" [min] [4.08m x 3.82m [max] x 1.24m [min]]

Central heating radiator, coving to the ceiling and UPVC double glazed window to the front.



BEDROOM TWO

6'1" x 9'3" [1.87m x 2.83m]

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



BATHROOM/W.C.

8'2" x 8'7" [2.51m x 2.62m]

Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath. UPVC double glazed window to the rear, central heating radiator and partially tiled.



LOFT ROOM

12'7" x 12'1" [max] x 7'10" [min] [3.85m x 3.7m [max] x 2.4m [min]]

Skylight, power and light.



OUTSIDE

To the front of the property is a small buffer garden with a paved pathway to the front door and walls surrounding. To the rear is a lawned garden incorporating paved patio area, perfect for outdoor dining and entertaining and a single detached garage with separate access door.



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.