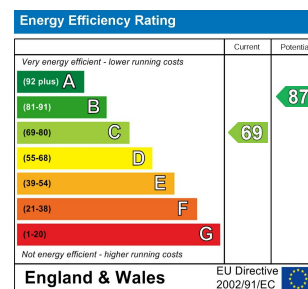


A floor plan of a 2-bedroom house. The layout includes a large Lounge/Diner at the top right, a Kitchen at the bottom right, and two Bedrooms (Bedroom 1 and Bedroom 2) on the left and bottom. An Entrance Hall is centrally located, providing access to all rooms. The plan also shows a Bathroom, a front door, and a rear door. The rooms are labeled as follows:

- Bedroom 1
- Lounge/Diner
- Entrance Hall
- Kitchen
- Bathroom
- Bedroom 2



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.

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\*

\*your home may be repossessed if you do not keep up repayments on your mortgage

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.

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.

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.



**PONTEFRAC T & CASTLEFORD**  
**01977 798 844**



**\*\* OFFERS OVER £110,000\*\*** Designed specifically for the over 55s is this well presented true bungalow with two bedrooms. Offered with a 75% shared ownership arrangement and having UPVC double glazing and gas central heating.

The property is approached via a central reception hall that has a useful storage cupboard off and flows straight through into a well proportioned living room that has feature window to the corner and French doors taking full advantage of the views over the communal gardens. The kitchen is fitted with a good range of modern unit and there are two well proportioned bedrooms served by a good size bathroom. Outside, the property stands in communally managed gardens and there is ample off street parking in the communal car park to the front.

The property is situated in this popular residential area within very easy reach of a good range of local shops, as well as the park and recreational facilities. A broader range of amenities are available in the nearby town centre of Normanton which also has its own railway station and ready access to the national motorway network.





ACCOMMODATION

RECEPTION HALL

Composite front entrance door, central heating radiator, emergency pull cord and loft access hatch. Double fronted built in cupboard housing the insulated hot water cylinder.

LIVING ROOM

17'4" x 12'5" [5.3m x 3.8m]

Characterful corner window taking full advantage of the views over the gardens and French doors out to a small patio sitting area at the rear. Double central heating radiator and emergency pull cord.



KITCHEN

12'1" x 6'2" [max] [3.7m x 1.9m [max]]

Fitted with a range of white wood effect fronted wall and base units with laminate work tops and tiled splash backs. Inset stainless steel sink unit, slot in point for an electric cooker, space for a tall fridge/freezer and space and plumbing for a washing machine. Adjoining breakfast bar, extractor fan, window to the side, central heating radiator and emergency pull cord.

BEDROOM ONE

12'5" x 9'6" [3.8m x 2.9m]

Window to the rear, central heating radiator and emergency pull cord.



BEDROOM TWO

11'1" x 7'6" [3.4m x 2.3m]

Window to the side and central heating radiator.



BATHROOM/W.C.

8'6" x 6'6" [2.6m x 2.0m]

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash basin and low suite w.c. Frosted window to the front, part tiled walls, extractor fan and double central heating radiator.

OUTSIDE

To the front of the property there is a paved pathway leading directly to the front door with a communal car park providing ample off road parking space. There is an outside light and planted borders to the front. To the rear there is a paved patio area, perfect for outside entertaining and taking full advantage of the views over the attractive communal garden which flows around the rear of the property.



LEASEHOLD

The service charge is £54.00 per calendar month, maintenance charge of £23.81 [pcm], supporting costs £13.12 [pcm] and insurance charge of £14.75 [pcm]. The remaining term of the lease is 95 years [2024]. A copy of the lease is held on our file at the Normanton office.

COUNCIL TAX BAND

The council tax band for this property is TBC.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS

To view please contact our Normanton 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.