



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRAC & CASTLEFORD
01977 798 844



37 Long Row, New Sharlston, WF4 1BH

For Sale Freehold £145,000

Introducing to the market is this three bedroom mid terraced property set in the sought after location of New Sharlston benefitting from open plan kitchen/diner, modern shower room and off road parking.

The property briefly comprises of the spacious living room, modern open plan kitchen/diner with additional utility room. The first floor leads to three well proportioned bedrooms (two double bedrooms and single bedroom) and modern shower room. Outside, there is a front yard with artificial lawn. To the rear is a low maintenance yard leading to off road parking for two vehicles.

The property is close to countryside walks, local amenities and shops with Pontefract and Wakefield only a short drive away.

Perfect suited for the first time buyer and the growing family, a viewing comes highly recommended to appreciate the accommodation on offer.



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ACCOMMODATION

LIVING ROOM

16'6" x 13'7" (5.04m x 4.16m)

UPVC front entrance door, central heating radiator, UPVC double glazed window to the front elevation, stairs to the first floor landing and feature fireplace with wood burning stove.



KITCHEN/DINER

11'10" x 16'4" (3.61m x 5.0m)

Range of wall and base units with laminate work surface, ceramic sink and drainer unit with mixer

tap, integrated fridge/freezer, integrated oven, four ring electric hob with extractor hood. Space and plumbing for a washing machine, integrated dishwasher, central heating radiator, spotlights to the ceiling, Laminate flooring and UPVC double glazed window to the rear elevation. Door to the utility room.

UTILITY

5'2" x 12'3" (1.58m x 3.75m)

UPVC double glazed windows to the side elevation, laminate flooring, central heating radiator, UPVC door leading to the rear garden and Worcester combi boiler is housed in here.

FIRST FLOOR LANDING

Doors to three bedrooms and shower room.

BEDROOM ONE

11'6" x 11'9" (3.53m x 3.59m)

Central heating radiator, UPVC double glazed window to the rear elevation boasting pleasant field views.



BEDROOM TWO

13'2" x 9'1" (4.02m x 2.78m)

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



BEDROOM THREE

6'7" x 9'8" (2.02m x 2.97m)

UPVC double glazed window to the rear elevation, central heating radiator and pull down ladder providing loft access.



SHOWER ROOM/W.C.

7'0" x 3'4" (2.15m x 1.02m)

Chrome ladder style radiator, laminate flooring, spotlights wash hand basin with mixer tap, low flush w.c., shower cubicle with overhead mixer shower.



OUTSIDE

There is a front yard with artificial lawn and paved area to the front door. To the rear is a low maintenance yard leading to off road parking for two vehicles.



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 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.