

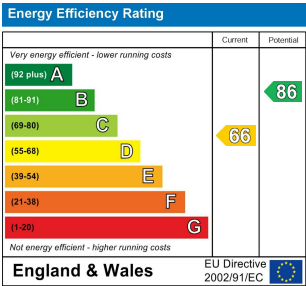


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take 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.



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01924 291 294

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01924 266 555

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01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



76 Friarwood Lane, Pontefract, WF8 1DX

For Sale Freehold £145,000

Situated just out of Pontefract town centre is this two bedroom end terrace property. Superbly presented throughout and benefitting from modern fitted kitchen and bathroom, tastefully decorated and boasting a larger than average rear and side garden which is beautifully landscaped, this property is certainly not one to be missed.

The property features an entrance hall leading to the living room, which connects to a hallway with stairs to the first floor and access to the kitchen diner. The kitchen diner opens to the rear and leads to a cellar with three rooms. Upstairs, the landing provides access to two bedrooms and the house bathroom, with bedroom two featuring over-stairs storage and loft access. Outside, there is permit parking at the front and a spacious, low-maintenance rear garden with a raised deck, pebbled and slate lower garden, planted features, a covered patio, and space for a shed. Those along the terrace have rear garden access for the bins.

Pontefract is an ideal location for a range of buyers as it's ideally located for shops and schools especially this property which is within walking distance of Pontefract town centre itself with a large range of facilities. Pontefract is also home to its own bus station and three train stations for both local and major city links including Sheffield, Leeds and London. For those who look to travel further afield, the M62 motorway and the A1 are only a short distance from the property.

Only a full internal inspection will truly show what is to offer at this wonderful home and so an early viewing is highly advised to avoid disappointment.



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ACCOMMODATION

CELLAR

10'9" x 12'10" [max] x 7'6" [min] [3.3m x 3.93m [max] x 2.31m [min]]

Accessed from steps down from kitchen diner.

Main cellar has another opening into cellar two as well as a store [2.52m x 1.15m]. Power and light.

CELLAR TWO

12'11" x 11'10" [3.94m x 3.61m]

UPVC double glazed window to the rear, boiler housed in here, central heating radiator.

ENTRANCE HALL

Composite front door with a frosted glass pane which leads us in. Coving to the ceiling, dado rail, door through to the living room.

LIVING ROOM

11'2" x 12'11" [max] x 8'6" [min] [3.41m x 3.95m [max] x 2.6m [min]]

Two UPVC double glazed windows to the front, coving to the ceiling, picture rail, ceiling rose, central heating radiator, open fire place with marble half tile surround and wooden mantle.

Door through to a further hallway.

FURTHER HALLWAY

Stairs providing access to the first floor landing, door through to the kitchen diner.

KITCHEN DINER

12'1" x 12'9" [max] x 11'8" [min] [3.7m x 3.91m [max] x 3.56m [min]]

UPVC double glazed window to the rear, composite rear door with double glazed glass pane, central heating radiator, decorative panelling to one of the walls. A range of wall and base units with wooden work surface over, ceramic 1 1/2 sink and drainer with mixer tap, tiled splashback, space and plumbing for a range style cooker, access down to the cellar, space and plumbing for washing machine and slimline dishwasher.

FIRST FLOOR LANDING

Coving to the ceiling, dado rail, doors to two bedrooms as well as the house bathroom.

BEDROOM ONE

11'1" x 12'11" [max] x 11'9" [min] [3.4m x 3.95m [max] x 3.6m [min]]

Two UPVC double glazed windows to the front, coving to the ceiling, ceiling rose, central heating radiator, column central heating radiator.

BEDROOM TWO

12'2" x 6'0" [3.71m x 1.85m]

UPVC double glazed window to the rear, access to over stairs storage, central heating radiator.

BATHROOM

6'7" x 7'11" [max] x 4'2" [min] [2.01m x 2.42m [max] x 1.28m [min]]

Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator. The bathroom comprises of a low flush W.C., pedestal wash basin, panel bath with mixer tap and shower head attachment and separate electric shower head attachment, glass shower screen. Fully tiled, access to a storage cupboard.

OUTSIDE

To the front of the property there is direct access to the front door from the pavement. To the rear there is a low maintenance garden which is accessed from the kitchen diner to a raised decked area which leads down to the lower garden. The garden itself is mainly slate and does incorporate a pebbled pathway providing a right of access for those along the terrace for the bins. There is a further raised deck patio area perfect for outdoor dining and entertaining purposes with a canopy over. The garden itself is fully enclosed by timber fencing with space for a garden shed. Parking for the property is permit parking.

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.

EPC RATING

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

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.