



WAKEFIELD
01924 291 294

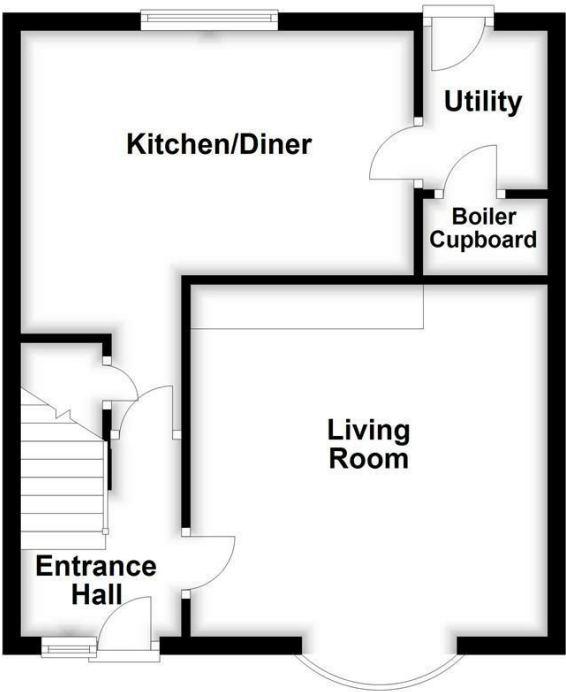
OSSETT
01924 266 555

HORBURY
01924 260 022

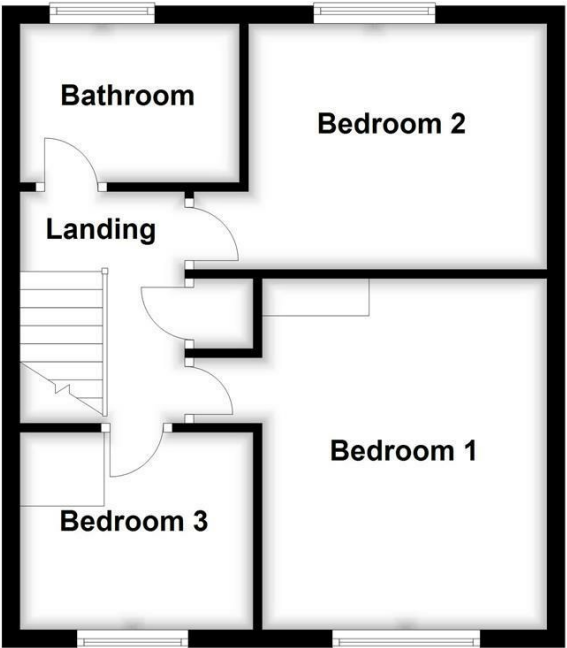
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

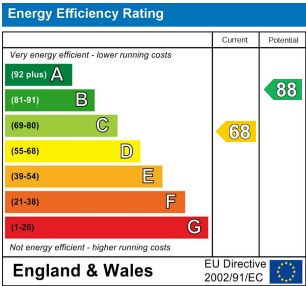


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



19 Rhyddings Avenue, Ackworth, Pontefract, WF7 7DH
For Sale Freehold Guide Price £190,000

Situated in the sought after village of Ackworth is this well presented chain free three bedroom semi detached property benefitting from well proportioned accommodation, off road parking and an enclosed rear garden.

The property briefly comprises of entrance hall, living room, kitchen/diner with access to the utility room and boiler cupboard. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a pebbled and tarmacadam driveway providing off road parking for two vehicles. To the rear is a lawned garden with paved and decked patio areas and a storage garage with up and over door.

Ackworth is very popular among young couples and families alike due to its proximity to the local primary schools. Ackworth also enjoys a range of very popular pubs and restaurants. Having a wealth of local amenities in the village. Ackworth also enjoys fantastic transport links to both Wakefield and Pontefract and the local train station can be found in the neighbouring village of Fitzwilliam, which is on the Leeds Sheffield mainline. For commuters transport links can be found by way of the AIM motorway and M62 motorway.

Ready to move into and offered for sale with no chain, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door, stairs to the first floor landing, central heating radiator and doors to the living room and kitchen/diner.

LIVING ROOM

13'2" x 12'11" [max] x 11'5" [min] [4.02m x 3.96m [max] x 3.48m [min]]
UPVC double glazed bow window to the front, central heating radiator and gas fireplace with marble hearth, surround and mantle.



KITCHEN/DINER

14'2" x 14'9" [max] x 8'7" [min] [4.33m x 4.5m [max] x 2.64m [min]]
Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring electric hob with splash back and extractor hood above. Integrated oven, space for a fridge/freezer. Understairs storage cupboard, central heating radiator, spotlights, coving to the ceiling, decorative aga fireplace and door through to a utility area.



UTILITY

4'9" x 5'10" [1.45m x 1.78m]
UPVC double glazed frosted rear door, wall units, space and plumbing for a washing machine and door to the boiler cupboard.

BOILER CUPBOARD

4'11" x 2'9" [1.51m x 0.85m]
The Ideal combi boiler is housed in here.

FIRST FLOOR LANDING

Spotlights to the ceiling, loft access, access to a storage cupboard and doors to three bedrooms and the house bathroom.

BEDROOM ONE

12'11" x 12'11" [max] x 7'6" [min] [3.96m x 3.96m [max] x 2.31m [min]]
UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO

9'0" x 12'11" [max] x 10'11" [min] [2.75m x 3.95m [max] x 3.34m [min]]
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

7'9" x 8'9" [max] x 5'6" [min] [2.37m x 2.68m [max] x 1.68m [min]]
UPVC double glazed window to the front and central heating radiator. Bulkhead with raised bed.



BATHROOM/W.C.

5'5" x 8'1" [1.66m x 2.47m]
Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with shower attachment. UPVC double glazed frosted window to the rear, spotlights to the ceiling, central heating radiator and fully tiled.



OUTSIDE

To the front of the property is a pebbled and tarmacadam driveway providing for off road parking for two vehicles. To the rear is a lawned garden incorporating paved and decked patio areas, perfect for outdoor dining and entertaining with a storage garage with up and over door.



COUNCIL TAX BAND

The council tax band for this property is B.

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.