

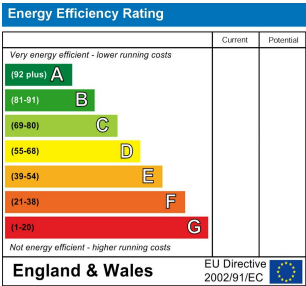


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

PONTEFRACT & CASTLEFORD  
01977 798 844



## 2 Tan House Lane, Ackworth, Pontefract, WF7 7HJ

### For Sale Freehold £225,000

Extended to the rear, a well proportioned three bedroomed semi detached house set in this highly desirable location and providing scope for cosmetic updating.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming entrance hall that leads through into a good sized living room with a window to the front and an archway through to an extended dining room at the rear. The kitchen has also been extended to make a good sized room with views over the back garden. To the first floor there are two double bedrooms plus a further single bedroom, all served by the family shower room. Outside, the property has low maintenance pebbled gardens to both the front and rear with established beds and borders, as well as driveway parking and an attached garage.

The property is situated in this sought after residential location on the fringe of Ackworth within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centre of Pontefract which has two railway stations and a broader range of amenities.



## ACCOMMODATION

### ENTRANCE HALL

Double glazed front entrance door, central heating radiator and stairs to the first floor.

### LIVING ROOM

23'3" x 11'9" [max] (7.1m x 3.6m [max])

Window to the front, double central heating radiator and fitted gas fire. Built in cupboards and shelves. Archway through to the adjoining dining room.



### DINING ROOM

7'6" x 6'6" (2.3m x 2.0m)

Window overlooking the back garden and double central heating radiator.



### KITCHEN

16'0" x 7'2" (4.9m x 2.2m)

Fitted with a range of wall and base units with laminate work surface over and tiled splash backs. Inset stainless steel sink unit, four ring gas hob, built in double oven, space and plumbing for a washing machine and space for an under counter fridge. Wall mounted Worcester gas fired central heating boiler and extractor fan. Window overlooking the back garden and external door to the side.

### FIRST FLOOR LANDING

Frosted window to the side and loft access point.

### BEDROOM ONE

12'9" x 8'10" (3.9m x 2.7m)

Window overlooking the back garden, central heating radiator and built in wardrobe.



### BEDROOM TWO

10'5" x 8'10" (3.2m x 2.7m)

Window to the front and central heating radiator.



### BEDROOM THREE

8'2" x 5'6" (2.5m x 1.7m)

Window to the front and fitted cupboards.

### SHOWER ROOM/W.C.

6'10" x 5'6" (2.1m x 1.7m)

Fitted with a three piece white and chrome suite comprising corner shower cubicle with glazed screen, pedestal wash basin and low suite w.c. Part tiled and part vinyl panelled walls, frosted window to the rear, chrome ladder style heated towel rail and extractor fan.



### OUTSIDE

To the front the property has neat garden pebbled for low maintenance with well established beds and borders. A driveway provides off street parking and leads up an attached garage with a pathway leading round to the rear. To the back of the house there is a paved patio sitting area together with a further low maintenance gravelled garden with well established beds and borders.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.