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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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 7 Ings Mews, Kinsley, Pontefract, WF9 5EF

### For Sale Freehold Asking Price £190,000

Situated in the Kinsley area of Pontefract is this modern, three bedroom semi detached property, well presented throughout and benefitting from three good sized bedrooms, ample reception space, off road parking and an enclosed rear garden, this property is certainly not one to be missed.

The property briefly comprises an entrance hall with stairs to the first floor landing and access to the living room. The living room leads to the kitchen dining room, which in turn provides access to the utility room, storage cupboard, downstairs W.C. and side entrance. The first floor landing offers loft access, two storage cupboards, three bedrooms and the house bathroom. Bedroom three also benefits from an over stairs storage cupboard. Externally, the front features a block paved driveway with parking for two vehicles, enclosed by an iron fence with gated access to a paved path leading to the front door. A pebbled and planted bed sits beneath the front window. The rear garden is mainly laid to lawn with a paved patio area under a timber canopy, ideal for outdoor dining and entertaining. Fully enclosed by timber fencing, the garden is perfect for children and pets.

Kinsley is ideally situated within walking distance of local shops, schools and excellent public transport links, including bus routes and Fitzwilliam train station for connections to major cities. The A1 and M62 motorways are also nearby, offering convenient access for commuters. A wider range of amenities can be found in the neighbouring towns of Hemsworth, Featherstone, and Pontefract.

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



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ACCOMMODATION

ENTRANCE HALL

Composite front door with frosted glass pane into the entrance hall. Central heating radiator, stairs to first floor landing, door to living room.

LIVING ROOM

16'8" x 14'2" [max] x 6'9" [min] [5.1m x 4.32m [max] x 2.06m [min]] UPVC double glazed window to the front, two central heating radiators, access to under stairs storage cupboard, door to kitchen dining room.



KITCHEN DINING ROOM

13'11" x 12'5" [max] x 9'2" [min] [4.25m x 3.8m [max] x 2.8m [min] ] UPVC double glazed window to the rear, access to a storage cupboard, door to utility room, central heating radiator. A range of modern wall and base units with laminate worksurface over, inset 1 1/2 stainless steel sink with mixer tap and glass drain board, tiled

splashback, four ring induction hob with extractor hood above. Integrated oven, space for a fridge freezer, space and plumbing for a dishwasher, boiler housed.

UTILITY ROOM

7'8" x 4'7" [2.36m x 1.4m] Door to downstairs W.C.. UPVC double glazed window to the rear, composite door with frosted glass pane to the side, central heating radiator, extractor fan. Laminate worksurface over, space and plumbing for a washing machine, space for an undercounter fridge/freezer.

DOWNSTAIRS W.C.

5'9" x 4'6" [1.76m x 1.38m] Frosted UPVC double glazed window to the side, central heating radiator. Low flush W.C., pedestal wash basin with tiled splashback. Extractor fan.

FIRST FLOOR LANDING

Loft access, two storage cupboards. Doors to three bedrooms and the house bathroom.

BEDROOM ONE

13'11" x 10'4" [max] x 7'8" [min] [4.25m x 3.17m [max] x 2.34m [min]] UPVC double glazed window to the rear, central heating radiator.



BEDROOM TWO

12'8" x 10'5" [max] x 7'8" [min] [3.87m x 3.18m [max] x 2.34m [min]] UPVC double glazed window to the front, central heating radiator.

BEDROOM THREE

8'11" x 8'3" [max] x 4'9" [min] [2.72m x 2.54m [max] x 1.47m [min]] UPVC double glazed window to the front, central heating radiator, bulkhead used as a storage cupboard.



BATHROOM

8'0" x 4'9" [max] x 5'10" [min] [2.44m x 1.47m [max] x 1.8m [min]] Frosted UPVC double glazed window to the rear, extractor fan, spotlighting to the ceiling, chrome ladder style central heating radiator. Concealed cistern low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, 'P' shaped bath with mixer tap, mains fed overhead shower and shower head attachment with glass shower screen. Partial wet wall panelling.



OUTSIDE

To the front of the property, the garden is mainly made up of block paved driveway providing off road parking for two vehicles with an iron fence surround, small iron fence providing access to a paved pathway to the front door where there is a pebbled and planted area under the front window. To the rear of the property the garden is mainly laid to lawn with a paved patio area, perfect for outdoor dining and entertaining purposes with a timber canopy over, space for a garden shed/summerhouse. The garden is fully enclosed by timber fencing.



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.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.