



WAKEFIELD  
01924 291 294

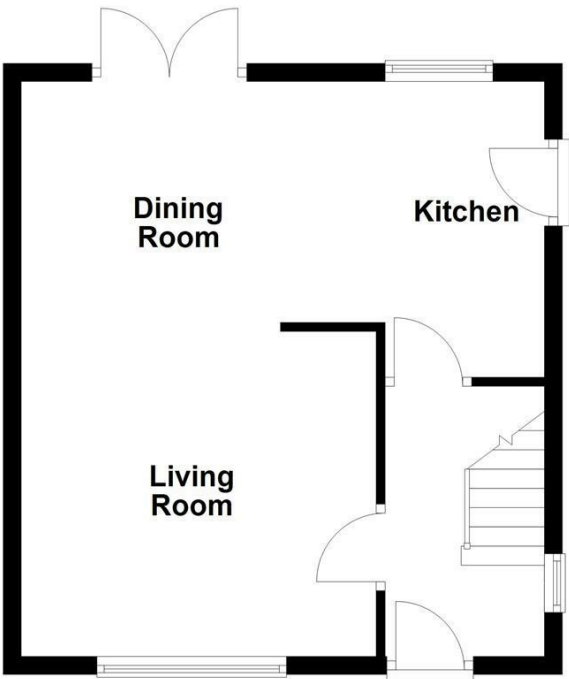
OSSETT  
01924 266 555

HORBURY  
01924 260 022

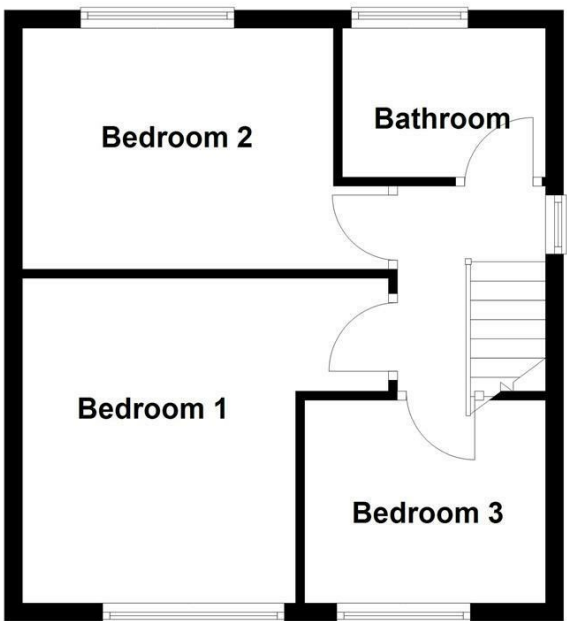
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

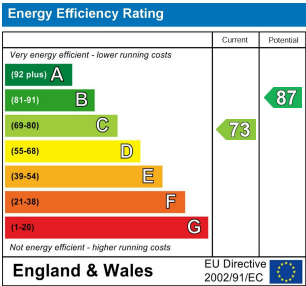


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Wood Lea, Byram, Knottingley, WF11 9EB

### For Sale Freehold Offers Over £200,000

A deceptively well proportioned three bedroomed semi detached house occupying a corner plot at the head of a cul-de-sac in this popular residential area with a lovely wooded back drop to the rear.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and attractively family home is approached via a welcoming reception hall that leads through into a good sized living room that looks out to the front of the house. The adjoining dining room has French doors out to the back garden and flows round into the kitchen, fitted with a good range of modern units with integrated cooking facilities. To the first floor there are two good sized double bedrooms, plus a well proportioned third single bedroom, all served by a three piece suite bathroom. Outside, the property has a neat garden to the front, together with a gravelled driveway providing off street parking that passes the side of the house. To the side is a good sized lawned garden flowing around to the rear, all of which enjoys a lovely wooded back drop.

The property is situated in the highly popular residential area of Byram with a modest selection of amenities including a post office/shop, mini supermarket and public house. A broader range of amenities are available in the nearby town centre of Pontefract and the national motorway network is readily accessible.

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ACCOMMODATION

RECEPTION HALL

9'10" x 5'10" [3.0m x 1.8m]

UPVC front entrance door, frosted window to the side, part dado panelled, stairs to the first floor and double central heating radiator.

LIVING ROOM

13'1" x 11'9" [4.0m x 3.6m]

Large window to the front, double central heating radiator and feature fireplace with point for electric fire. Archway through to the adjoining dining room.



DINING ROOM

10'2" x 8'10" [3.1m x 2.7m]

Double French doors out to the patio at the rear, double central heating radiator and breakfast bar leading through to the kitchen.

KITCHEN

8'10" x 8'6" [min] [2.7m x 2.6m [min]]

A good range of light oak effect wall and base units with laminate work surface, matching upstands and stainless steel sink unit with spray mixer tap. Space and plumbing for a washing machine and tumble dryer, space for a tall fridge/freezer, built in oven and integrated ceramic hob with filter hood over. Matching cupboard concealing the Ideal Logic gas fired combination condensing boiler. Window overlooking the back garden and UPVC door to the side.



FIRST FLOOR LANDING

Frosted window to the side and loft access point.

BEDROOM ONE

12'1" x 10'2" [3.7m x 3.1m]

Window to the front, double central heating radiator and full width range of fitted wardrobes with four sliding doors, two of which are mirrored.



BEDROOM TWO

11'1" x 8'10" [3.4m x 2.7m]

Double central heating radiator and window overlooking the back garden and woodland beyond.



BEDROOM THREE

8'10" x 7'6" [2.7m x 2.3m]

Window to the front, double central heating radiator and upstairs bulkhead.



BATHROOM/W.C.

7'6" x 5'6" [2.3m x 1.7m]

A well proportioned family bathroom with part tiled walls and fitted with a three piece white and chrome suite comprising P-shaped shower/bath with curved glazed screen and twin head shower, vanity wash basin with cupboards under and low suite w.c. Frosted windows to the rear and side, ceramic tiled floor, extractor fan and chrome ladder style heated towel rail.



OUTSIDE

To the front the property has a lawned garden with specimen palm tree and gravelled driveway that provides off street parking passing the side of the house. There is a good sized lawned garden to the side of the house, which extends round to the rear where there is a useful wooden shed, all enjoying a splendid wooded back drop.



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 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.