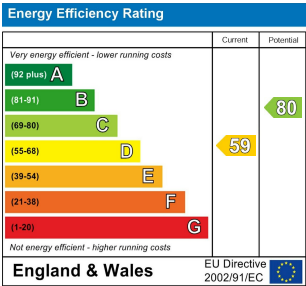


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



9 Ryecroft Gardens, Eggborough, Goole, DN14 0JZ

For Sale Freehold £250,000

A deceptively spacious two double bedroomed detached bungalow set in this attractive cul-de-sac in this popular residential location.

With a gas fired central heating system (new boiler in may 2023) and sealed unit double glazed windows, this comfortable detached bungalow has been refurbished to a good standard and has an open entrance porch that leads into a central reception hall to the side. The main living room is situated at the front of the property and is of good proportions with a feature fireplace. Alongside is a generously proportioned kitchen that is fitted with a broad range of units and an adjoining dining area. An inner hallway leads through to two double bedrooms which are served by a bathroom fitted with a vintage three piece suite. Outside, the property has a neat garden to the front, together with driveway parking that passes the side of the bungalow and leads to a single garage. Alongside the garage there is a storage building, as well as a separate wooden shed with boarded loft. To the rear of the bungalow there is a further lawned garden.

The village of Eggborough offers a wide range of amenities, transport links and recreational facilities including schools, fish and chip shops, bakers, butcher, post office, convenience store, hairdressers, cricket field, police station, doctors surgery, public house and railway station with serves to Wakefield, Leeds and Goole. Eggborough is also conveniently situated alongside the A19 with easy access to Selby, York and Doncaster and has ready access to the M62, M18, A1 and M1 motorway links.



ACCOMMODATION

KITCHEN

178" x 9'10" [5.4m x 3.0m]

A well proportioned dining kitchen with windows to both the front and side, external door to the side and fitted with a good range of contemporary grey fronted wall and base units with contrasting wood effect laminate work tops and tiled splash backs. Inset stainless steel sink unit, slot in point for a gas cooker with filter hood over, space for a tall fridge/freezer and space and plumbing for a washing machine. Adjoining area with double central heating radiator and provision for a wall mounted television.

LIVING ROOM

178" x 11'9" [5.4m x 3.6m]

Windows to the front and side, two central heating radiators and feature fireplace with marbled insert and hearth housing a point for an electric fire.

FORMAL ENTRANCE HALL

8'2" x 4'11" [2.5m x 1.5m]

An open entrance porch to the side, double

glazed entrance door and central heating radiator
Archway through to the inner hallway.

INNER HALLWAY

5'10" x 3'3" [1.8m x 1.0m]

Fold down access hatch to the loft space with ladder.

BEDROOM ONE

12'9" x 10'5" [3.9m x 3.2m]

A well proportioned double bedroom with a window overlooking the back garden, central heating radiator and a range of full height fitted wardrobes.

BEDROOM TWO

11'1" x 9'10" [3.4m x 3.0m]

Window also overlooking the back garden and central heating radiator.

BATHROOM/W.C.

7'10" x 7'6" [max] [2.4m x 2.3m [max]]

Frosted window to the side, fully tiled walls and fitted with a vintage three piece suite comprising panelled bath, pedestal wash basin and low suite w.c. Central heating radiator and built in linen

cupboard.

OUTSIDE

To the front the property has a neat lawned garden with planted border and a good sized driveway that provides ample off street parking with a gated area leading up to a garage. The garage has an up and over door to the front with a pitch sloping roof and an attached store room to the side both with boarded loft rooms with flooring. To the rear of the bungalow there is a further lawned garden with a substantial wood shed.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"Ryecroft Gardens is a lovely place area to live, it is a very welcoming community. "

COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.