

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022  
 NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



#### IMPORTANT NOTE TO PURCHASERS

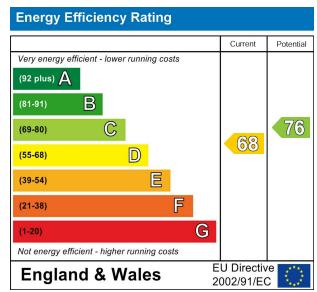
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

## 14 Elizabethan Court, Pontefract, WF8 2LW

For Sale Freehold £150,000

Proudly introduced to the market is this well presented three bedroom mid terraced home, ideally positioned in the popular town of Pontefract. Offering spacious reception accommodation with a versatile open plan lounge/diner, together with attractive lawned gardens to both the front and rear, this property makes an excellent purchase for first time buyers or young families.

The accommodation briefly comprises: an entrance hall leading into the generous lounge/diner and a modern galley-style kitchen. To the first floor, a landing provides access to three bedrooms and the house bathroom. Externally, the property enjoys a lawned garden to the front, while to the rear, a south-facing lawned garden with decked seating area offers the perfect setting for outdoor dining and entertaining. The garden is fully enclosed with timber fencing, creating an ideal space for families and pets.

Situated only a short distance from Pontefract town centre, the property benefits from an array of local amenities, highly regarded schools, and excellent transport links including multiple train stations and easy access to the M62 and A1(M) motorway networks, making it perfect for commuters.

Offered with no onward chain, this property is available for immediate purchase. An early viewing is strongly recommended.



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## ACCOMMODATION

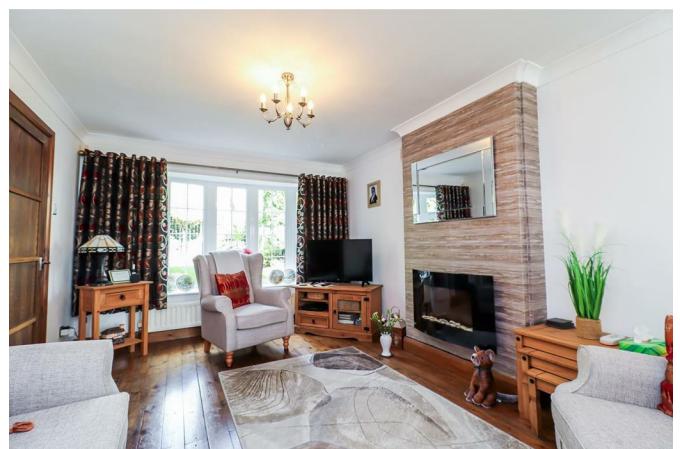
### ENTRANCE HALL

UPVC entrance door, central radiator, varnished floorboards and a staircase to the first floor landing. Door providing access to the lounge diner.

### LOUNGE/DINER

25'8" x 10'2" [7.84m x 3.11m]

UPVC double glazed windows to the front elevation, central radiator, varnished wood flooring and an electric fireplace. In the dining area there is a further central radiator, with UPVC patio doors leading to the rear garden and access through to the kitchen.



### KITCHEN

10'4" x 6'8" [3.16m x 2.05m]

Galley kitchen with a range of wall and base units, laminate work surfaces with tiled splashback, stainless steel sink with mixer tap and drainer, integrated cooker with four ring electric hob and extractor above, plumbing for a washing machine and space for a fridge freezer. Lino flooring, a UPVC door leads to the rear garden, alongside a double glazed UPVC window overlooking the rear elevation.



### FIRST FLOOR LANDING

Loft access, doors to three bedrooms and house bathroom.

### BEDROOM ONE

12'5" x 9'0" [3.80m x 2.76m]

Central radiator, fitted wardrobes and a UPVC double glazed window overlooking the front elevation.



### BEDROOM TWO

9'11" x 9'0" [3.03m x 2.75m]

Central radiator, a range of fitted wardrobes and a UPVC double glazed window overlooking the rear elevation.



### BEDROOM THREE

8'11" x 5'8" [2.72m x 1.73m]

Central radiator and a UPVC double glazed window overlooking the front elevation.

### BATHROOM/W.C.

6'1" x 5'8" [1.86m x 1.75]

Lino flooring, fully tiled, a chrome ladder style radiator, hand wash basin with storage beneath, a low flush w.c., and a panelled bath with shower attachment. A frosted UPVC double glazed window faces the rear elevation.



### OUTSIDE

There is a front garden laid mainly to lawn and enclosed by timber fencing, with side access leading to the rear garden. Externally, to the rear, the property enjoys a laid to lawn garden with a decked area, fully enclosed by timber fencing, the garden is south facing, offering an ideal outdoor entertaining space.



### 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.