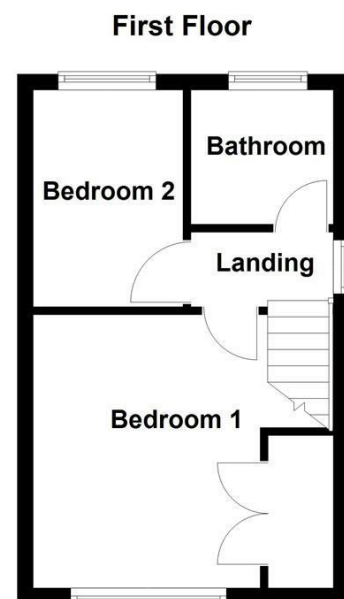
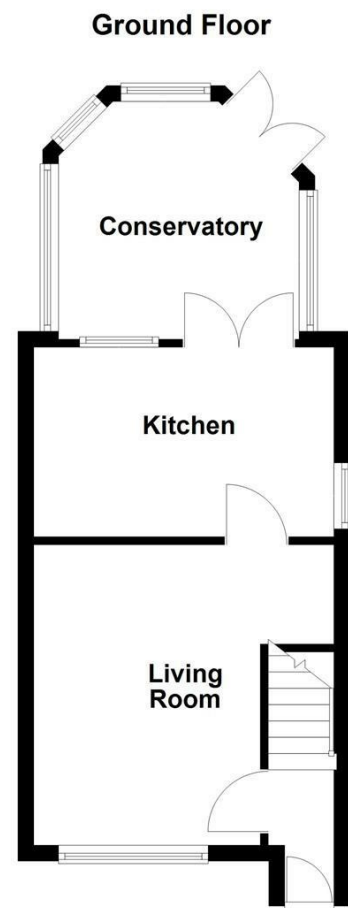


IMPORTANT NOTE TO PURCHASERS

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



59 Richmond Road, Upton, Pontefract, WF9 1HP

For Sale Freehold £160,000

Proudly introduced to the market is this modern two bedroom semi detached home, situated in the popular area of Upton, Pontefract. Beautifully presented throughout, the property boasts two generous double bedrooms, a contemporary interior finish, a modern breakfast kitchen/diner, and a landscaped rear garden, making it an ideal home for first time buyers or young families.

The accommodation briefly comprises an entrance hallway with stairs to the first floor landing and access to the spacious living room. To the rear of the property is the modern breakfast kitchen/diner, which leads into a conservatory providing an excellent additional reception space with direct access to the rear garden. To the first floor, the landing provides loft access and leads to two double bedrooms and a stylish family bathroom. Externally, the property features a driveway providing off road parking and an attractive, low maintenance landscaped rear garden, ideal for outdoor dining and entertaining. The home also benefits from gas central heating and UPVC double glazing throughout.

Conveniently located close to local shops, schools, and amenities, and offering easy access to transport links for those commuting to nearby towns and cities, this delightful property is ready to move into and must be viewed to fully appreciate all it has to offer.



ACCOMMODATION

ENTRANCE HALL

Entered via a composite front door into the hallway with carpet flooring, central heating radiator and a staircase leading to the first floor landing. Access is provided to the living room.

LIVING ROOM

12'5" x 12'5" [3.8m x 3.8m]

An electric fireplace, double glazed UPVC window to the front elevation, carpet flooring, understairs storage and central heating radiator.



KITCHEN

12'5" x 7'10" [3.8m x 2.4m]

A range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, integrated cooker, four-ring induction hob with extractor fan above, and space and plumbing for both a fridge freezer and washing machine. Tile flooring, a breakfast bar and a double glazed UPVC window to the side elevation. Provides access through to the conservatory.



CONSERVATORY

10'2" x 9'10" [3.1m x 3.0m]

Fitted with tile flooring, UPVC double glazed windows and doors and UPVC patio doors leading out to the rear garden.



FIRST FLOOR LANDING

Carpet flooring, a double glazed UPVC window to the side elevation and doors leading to both bedrooms and the bathroom.

BEDROOM ONE

3.5m x 2.8m

Carpet flooring, central heating radiator, built in wardrobes, loft access and a double glazed UPVC window overlooking the front elevation.



BEDROOM TWO

8'10" x 6'0" [2.7m x 1.85m]

Carpet flooring, central heating radiator and a double glazed UPVC window overlooking the rear elevation.



BATHROOM/W.C.

5'10" x 5'6" [1.8m x 1.7m]

A panel bath with hot and cold taps, mixer tap, and overhead shower attachment. A low flush w.c., vanity unit with storage cupboards and mixer tap, fully tiled walls and flooring, extractor fan and a frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE

The front of the property features a concrete driveway providing off road parking and timber gates leading through to the rear garden. To the rear, there is a flagged patio area, two-tiered lawned garden and timber fencing enclosing the boundary, perfect for families or pets.



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.