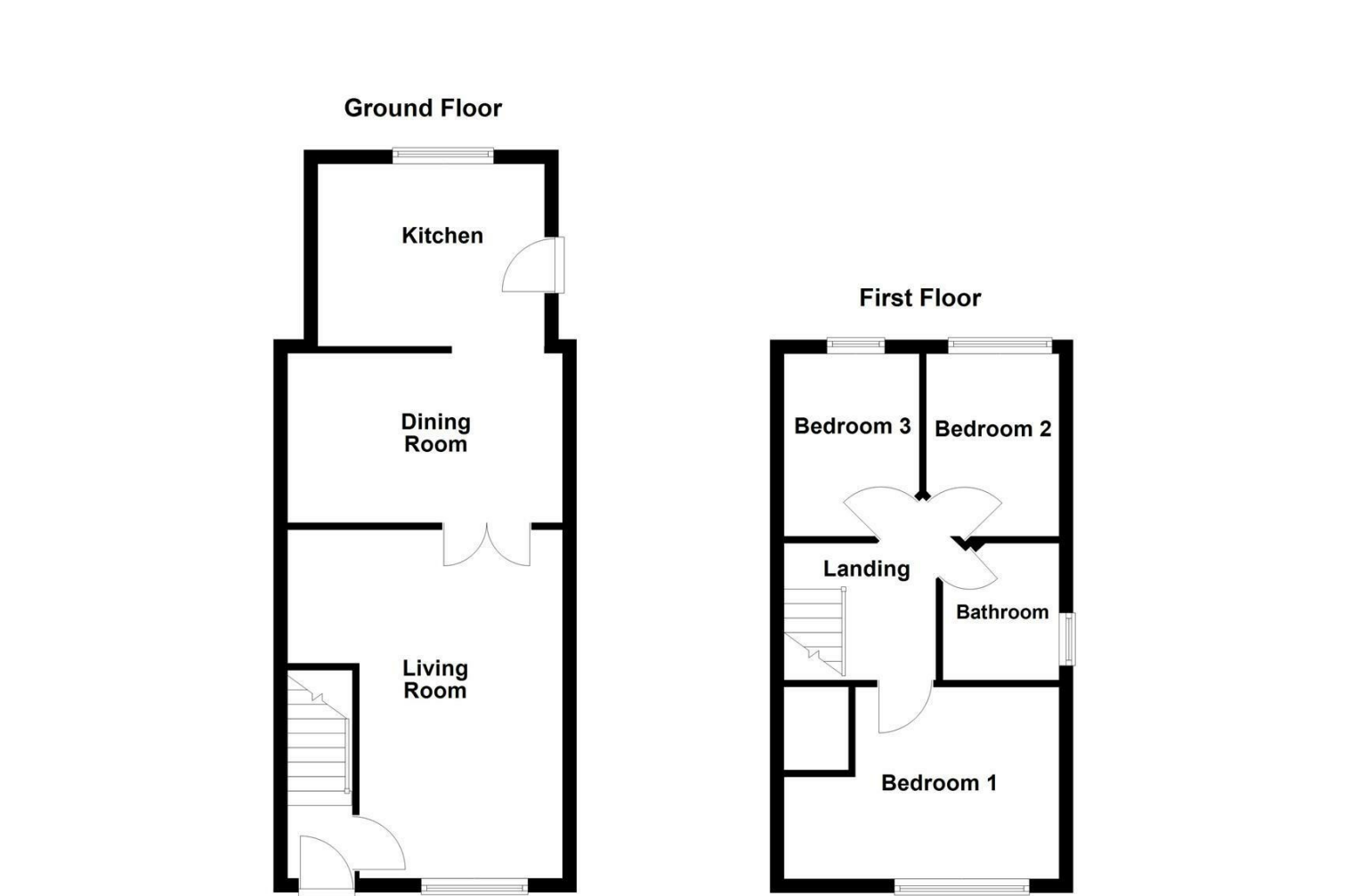


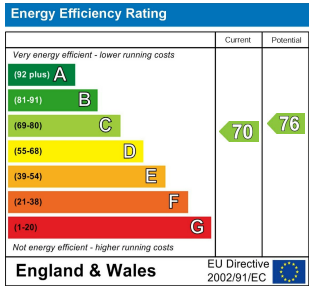


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



14 Robin Close, Pontefract, WF8 1SQ

For Sale Freehold £180,000

Situated in Normanton is this well presented three bedroom semi detached home, featuring a single storey rear extension. The property offers spacious and versatile living accommodation, including two reception rooms and gardens to the front and rear.

Upon entering the property, you are greeted by an entrance hall leading into a bright and welcoming lounge, complete with a staircase to the first- floor landing. Double doors open into a separate dining room, which in turn provides access to a modern galley style kitchen fitted with integrated appliances and a door leading out to the rear garden. To the first floor, the accommodation comprises a generously sized double bedroom, two further single bedrooms, and a three piece family bathroom suite. The primary bedroom also benefits from a built in storage cupboard housing the gas combination boiler. Externally, the property features a driveway providing off road parking, a lawned front garden, and an enclosed rear garden with an Indian stone patio area and lawned section, all bordered by timber fencing.

Situated in a cul-de-sac location, the property is ideally positioned close to local shops, amenities, schools, and excellent transport links, including nearby train stations.

This home would make an ideal purchase for first-time buyers or young families, and viewing is highly recommended to fully appreciate all that it has to offer.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door into the entrance hall, central heating radiator, stairs to the first floor landing. Door into the living room.

LIVING ROOM

12'5" x 16'5" [3.8m x 5.01m]

UPVC double glazed window to the front, central heating radiator, understairs storage cupboard, double doors into the dining room.



DINING ROOM

12'6" x 7'7" [3.83m x 2.32m]

Central heating radiator, spotlights, opening into the kitchen.



KITCHEN

10'6" x 8'1" [3.22m x 2.47m]

UPVC double glazed door to the rear garden, UPVC double glazed window to the rear, spotlights, extractor fan. A range of wall and base units with work surfaces over, stainless steel sink with mixer tap and drainer, four ring gas hob. Integrated cooker, space and plumbing for a washing machine, space for a fridge freezer.

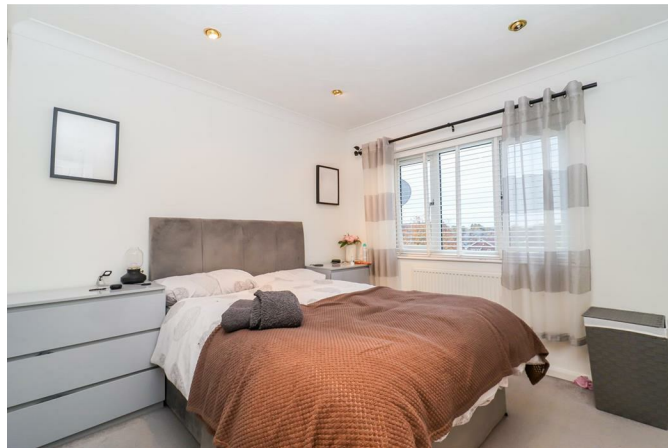
FIRST FLOOR LANDING

Loft access, doors to three bedrooms and the house bathroom.

BEDROOM ONE

12'8" x 9'2" [3.87m x 2.80m]

UPVC double glazed window to the front, central heating radiator, fitted wardrobes, spotlights.



BEDROOM TWO

8'3" x 5'11" [2.54m x 1.82m]

UPVC double glazed window to the rear, central heating radiator.



BEDROOM THREE

8'7" x 5'10" [2.63m x 1.80m]

UPVC double glazed window to the rear, central heating radiator.



BATHROOM

5'11" x 5'2" [1.82m x 1.59m]

Frosted UPVC double glazed window to the side, chrome heated towel rail, fully tiled, extractor fan, spotlights. Low flush W.C., pedestal wash basin, panelled bath with shower attachment and overhead shower.



OUTSIDE

To the front of the property there is a tarmac driveway with a lawned front garden enclosed by a timber fence. To the rear elevation, there is Indian stone flags, which create a patio area and a laid lawn garden, all enclosed by timber fencing.



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.

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.