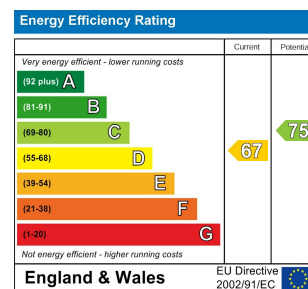


The floor plan shows a rectangular building layout. At the top left is the **Rear Porch**. To its right is the **Kitchen**. Below the Kitchen is a large **Lounge** area. To the right of the Lounge is a **Hall** containing a staircase. The plan includes various doorways and a small alcove between the Kitchen and the Lounge.

The floor plan shows a rectangular layout. At the top left is a large rectangular room labeled 'Bedroom 2'. To its right is a smaller rectangular room labeled 'Bathroom'. Below 'Bedroom 2' is another large rectangular room labeled 'Bedroom 1'. To the right of 'Bedroom 1' and 'Bedroom 2' is a central area labeled 'Landing'. The 'Landing' area contains a staircase with an arrow pointing downwards, indicating the stairs lead to the next floor. To the right of the 'Landing' is a room labeled 'Bedroom 3'. The rooms are separated by thick black lines representing walls. There are several doorways: one from 'Bedroom 2' to the 'Landing', one from 'Bedroom 1' to the 'Landing', and one from 'Bedroom 3' to the 'Landing'. The 'Landing' also has a doorway leading to the 'Bathroom'. The overall layout is efficient, maximizing the use of space.



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.

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For Sale Freehold £215,000

The accommodation briefly comprises an entrance hall, lounge, kitchen, and rear porch. To the first floor landing, there are three bedrooms and a family bathroom. Externally, the property offers low maintenance lawns to both the front and rear, a patio seating area, an attached garage for storage, and driveway parking.

Offering fantastic potential to create a wonderful family home in a highly sought after location, an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Entered through a wood framed front door into the hallway with a central heating radiator and door leading through to the lounge.

LOUNGE

13'1" x 12'4" [4.00m x 3.77m]

UPVC double glazed window to the front elevation, central heating radiator, picture rail, electric fireplace with surround and door leading into the kitchen.



KITCHEN

15'6" x 8'6" [4.74m x 2.60m]

UPVC double glazed windows to the rear elevation and

central heating radiator. Fitted with a range of base units for storage, stainless steel sink and drainer, space for freezer, space for cooker and space for washing machine. Rear door leads into the rear conservatory porch.

REAR PORCH

6'1" x 3'10" [1.86m x 1.18m]

UPVC double glazed windows to the side and rear elevation with a side door giving access to the garden.

FIRST FLOOR LANDING

Access to three bedrooms and the family bathroom.

BEDROOM ONE

13'4" x 9'7" [4.07m x 2.94m]

UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM TWO

10'8" x 9'2" [3.26m x 2.80m]

UPVC double glazed window to the rear elevation, central heating radiator and built-in storage cupboard with sliding doors.



BEDROOM THREE

8'3" x 5'8" [2.52m x 1.73m]

UPVC double glazed window to the front elevation and central heating radiator.



BATHROOM/W.C.

5'11" x 5'8" [1.82m x 1.73m]

UPVC double glazed window to the rear elevation. Three piece suite comprising bath with wall mounted shower over, wash hand basin and w.c. Fully tiled walls and a white towel radiator.



OUTSIDE

To the front is a lawned garden and driveway providing off road parking for two/three vehicles. To the rear is a patio seating area leading to a lawn with a further corner patio, it includes a brick outhouse used for storage with side entrance door and front window.



COUNCIL TAX BAND

The council tax band for this property is C.

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 Ossett 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.