



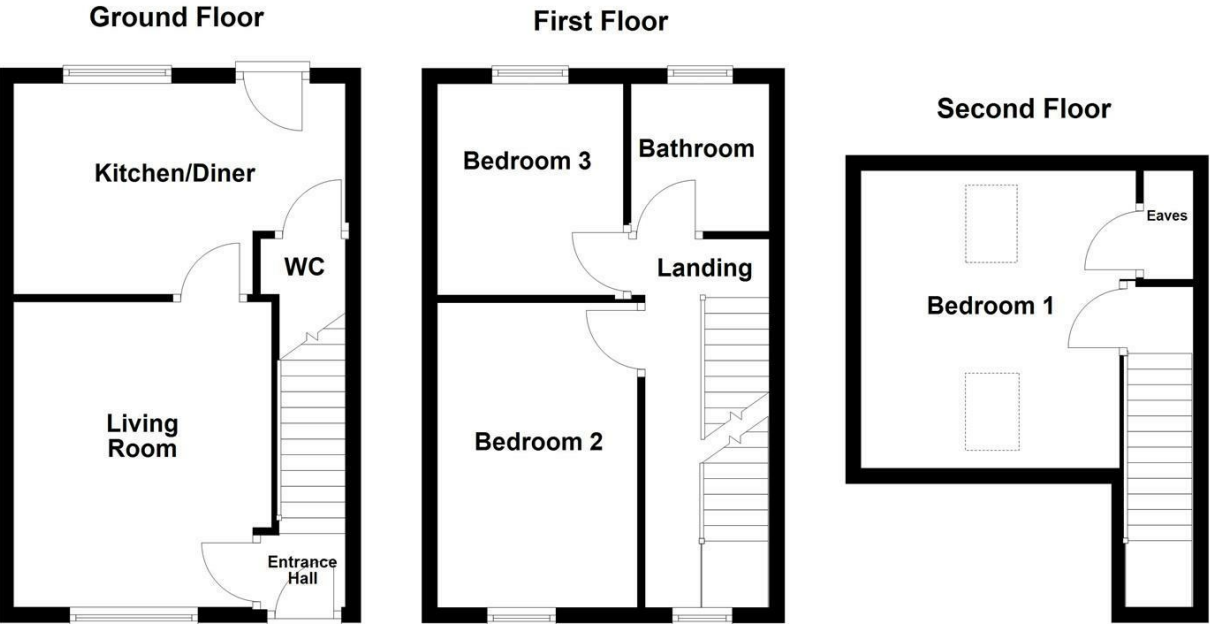
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

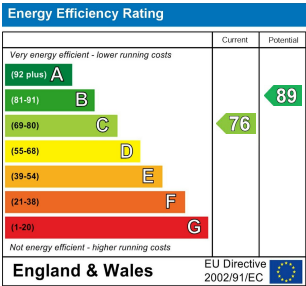


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 186c Barnsley Road, South Kirkby, Pontefract, WF9 3AT

### For Sale Freehold Guide Price £150,000

A well proportioned and modern three bedroom end terrace property with spacious accommodation spanning over three floors, driveway parking and an enclosed rear garden.

The accommodation briefly comprises of the entrance hall, living room, kitchen/diner and downstairs w.c. The first floor landing leads to two bedrooms and house bathroom. A further set of stairs leads to the second floor landing which provides access to the main bedroom. Outside to the front is a block paved driveway providing off road parking for two vehicles. To the rear is an enclosed low maintenance garden with an artificial lawn and pebbled seating area.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Pontefract. The A1 motorway is only a short distance away and Moorthorpe Train Station is within walking distance, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing and door through to the living room.

### LIVING ROOM

12'11" x 10'11" [max] x 10'2" [min] [3.95m x 3.35m [max] x 3.1m [min]]

UPVC triple glazed window to the front, central heating radiator and door through to the kitchen/diner.



### KITCHEN/DINER

14'2" x 8'11" [max] x 6'3" [min] [4.33m x 2.72m [max] x 1.91m [min]]

Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob with extractor hood. Space for a fridge/freezer, space and plumbing for a washing machine and tumble dryer. UPVC triple glazed window and frosted door to the rear, central heating radiator and door to the downstairs w.c.

### W.C.

6'1" x 3'8" [max] x 2'9" [min] [1.86m x 1.12m [max] x 0.84m [min]]

Low flush w.c., wash basin with mixer tap, central heating radiator and extractor fan.

### FIRST FLOOR LANDING

UPVC triple glazed window to the front, central heating radiator, stairs to the second floor landing, doors to two bedrooms and bathroom.

### BEDROOM TWO

13'1" x 8'2" [4.0m x 2.5m]

UPVC triple glazed windows to the front and central heating radiator.



### BEDROOM THREE

7'10" x 8'11" [2.4m x 2.73m]

UPVC triple glazed windows to the rear and central heating radiator.

### BATHROOM/W.C.

5'10" x 5'8" [1.8m x 1.73m]

Low flush w.c., pedestal wash basin with mixer tap and panelled bath with shower head attachment. UPVC double glazed frosted window to the rear, ladder style radiator and extractor fan.



### SECOND FLOOR LANDING

Door to the main bedroom.

### BEDROOM ONE

12'7" x 11'7" [max] x 11'1" [min] [3.85m x 3.55m [max] x 3.4m [min]]

Two velux skylights, central heating radiator, spotlights and door to the storage eaves.



### OUTSIDE

To the front is a block paved driveway providing off road parking for two vehicles. To the rear is a low maintenance garden with an artificial lawn and a pebbled area, fully enclosed by timber fencing, walls and iron fencing.



### 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.