Richard Kendall
Estate Agent

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

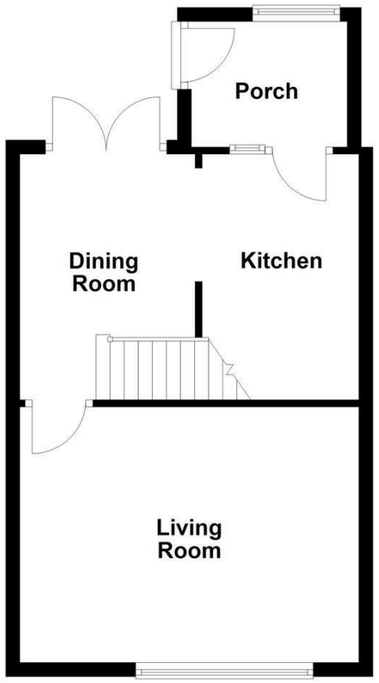
20 Moor Top Avenue, Ackworth, Pontefract, WF7 7JR

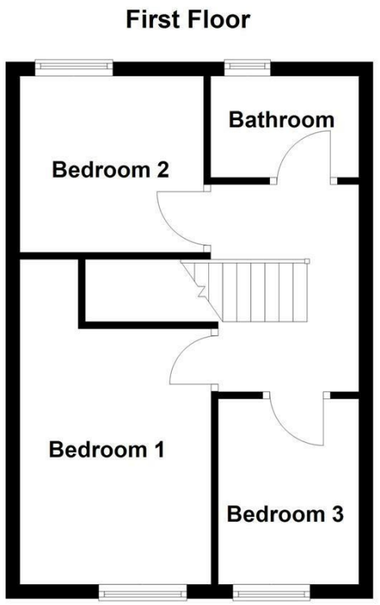
For Sale Freehold Chain Free £225,000

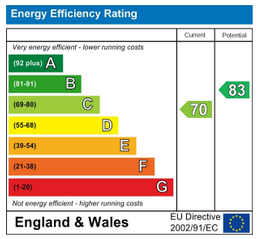
Situated in the heart of the village and occupying an enviable position, this three bedroom semi detached home benefits from ample off street parking, a single garage, an enclosed rear garden and a useful loft room, making it an ideal family purchase. The property is fitted with a gas fired central heating system and UPVC double glazed windows throughout.

This comfortable home includes a useful entrance porch to the rear which leads through into the kitchen, fitted with a good range of modern gloss white wall and base units with integrated appliances. The kitchen opens into the adjoining dining room, which has French doors leading out to the rear garden. Spanning the front of the property is a well proportioned living room featuring a decorative fireplace, creating an attractive focal point. To the first floor are three well proportioned bedrooms, all served by a bathroom fitted with a modern white and chrome three piece suite. In addition, the property benefits from a useful loft room accessed via a fold down ladder, providing valuable additional space. Outside, the property has a lawned garden to the front with a driveway providing ample off street parking, which continues along the side of the house and leads to a single detached garage at the rear. The enclosed rear garden is designed for low maintenance and features an artificial lawn, whilst enjoying a good degree of privacy.

The property is conveniently situated within the heart of the village, within easy reach of a good range of local shops, schools and recreational facilities. A wider selection of amenities can be found in the nearby town centre of Pontefract, which also offers railway stations and excellent access to the national motorway network, making it ideal for commuters.







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.

ACCOMMODATION

LIVING ROOM
15'8" x 11'9" (4.8m x 3.6m)
A large picture window to the front, central heating radiator and a feature fireplace with marbled insert and hearth housing point for an electric fire. Provision for a wall mounted television.

DINING ROOM
11'5" x 7'10" (3.5m x 2.4m)
French doors leading out to the rear garden, double central heating radiator and wood effect laminate flooring. Archway opening through to the adjoining kitchen.

KITCHEN
11'9" x 7'2" (3.6m x 2.2m)
Fitted with a good range of gloss white fronted wall and base units with laminate work surfaces incorporating a stainless steel sink unit. Four ring stainless steel gas hob with built in oven, plumbing for a washing machine and dishwasher, and space for under counter fridge and freezer. Door and window leading to the rear porch.

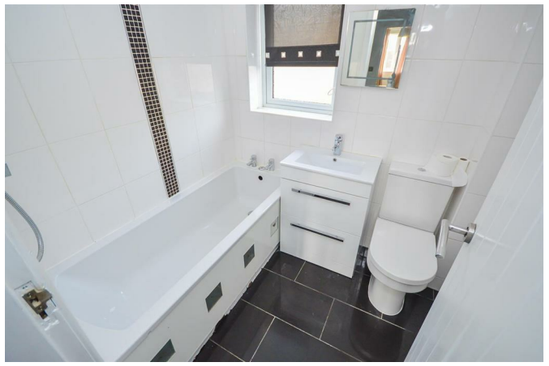
REAR PORCH
7'2" x 5'10" (2.2m x 1.8m)
With a window overlooking the rear garden, external door to the side and electric wall heater.

BEDROOM ONE
12'1" x 8'10" (3.7m x 2.7m)
With a window to the front, central heating radiator and two recesses suitable for wardrobes.

BEDROOM TWO
8'10" x 8'6" (2.7m x 2.6m)
With a window overlooking the rear garden, central heating radiator and built in cupboard.

BEDROOM THREE
9'2" x 6'6" (2.8m x 2.0m)
With a window to the front, central heating radiator and built-in cupboard.

BATHROOM
6'6" x 5'6" (2.0m x 1.7m)
With a frosted window to the rear, tiled walls and floor, and fitted with a three piece white and chrome suite comprising panelled bath with twin head shower over, vanity wash basin with drawers under and low flush WC. Chrome ladder style towel rail and extractor fan.



LOFT ROOM
Useful loft room accessed via a fold-down ladder, having a Velux style roof window to the rear, central heating radiator and cupboard housing the Vaillant gas fired central heating boiler.

OUTSIDE
To the front, the property has a lawned garden with tall boundary hedge and a tarmac driveway providing ample off street parking, running along the side of the house and leading to a single detached garage to the rear. To the rear, the garden is designed for low maintenance with artificial lawn and enjoys a good degree of privacy.

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.