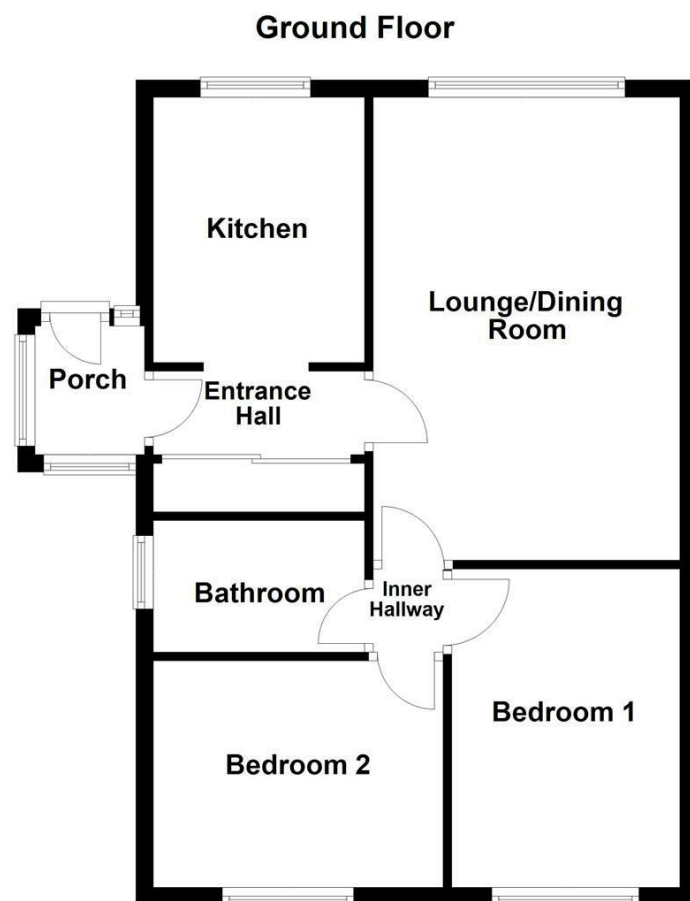


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



4 Farm Gardens, Streethouse, Pontefract, WF7 6DF

For Sale Freehold £190,000

Occupying a corner plot position and offering further potential to extend (subject to the necessary consents), this well appointed two double bedroom semi detached bungalow benefits from gas central heating and UPVC double glazing throughout.

The accommodation briefly comprises a side entrance porch, entrance hall, modern fitted kitchen, spacious lounge diner, inner hallway, two double bedrooms, and a superb contemporary bathroom. Externally, to the front is a low maintenance garden with a driveway providing off road parking and gated access leading to a detached garage (currently configured as two separate rooms but easily converted back to full garage use if required). There are also low maintenance gardens to the side and rear incorporating a paved patio area.

The property is ideally situated for access to local amenities including shops, train station and regular bus routes.

Offered for sale with no chain involved, allowing for vacant possession, this property would ideally suit a working couple or those looking to downsize. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

Entrance porch on a brick built base with double glazed UPVC windows to the side and rear, and an additional window to the side of the door. Door leading into the entrance hall.

ENTRANCE HALL

Loft access, built in storage with sliding doors and a radiator. Doors lead through to the the kitchen and inner hallway.

KITCHEN

10'0" x 7'11" [3.05m x 2.42m]
Fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer with mixer taps. Space for dishwasher, plumbing for washing machine, space for fridge and freezer, and space for cooker with pull out filter hood above. Recessed spotlights, fully tiled walls, housing the boiler, radiator, wood effect flooring and drawers over base units. Double glazed window to the front elevation.

LOUNGE/DINING ROOM

17'7" x 11'8" [5.37m x 3.58m]
Double glazed window to the front elevation, radiator, coving to the ceiling, and gas fire with marble back and hearth with stone surround. Door leading into the inner hallway.



INNER HALLWAY

Access to two bedrooms and the bathroom.

BEDROOM ONE

11'5" x 8'9" [3.50m x 2.67m]
Central heating radiator and double glazed window to the rear elevation.



BEDROOM TWO

11'0" x 9'1" [3.36m x 2.79m]
Fitted wardrobes, radiator and double glazed window to the rear elevation.



BATHROOM

4'7" x 8'0" [1.42m x 2.44m]
Comprising low flush WC, wash basin set in vanity unit with drawers, panelled bath with shower over and separate attachment. Fully tiled walls and floor, recessed spotlights, heated chrome towel radiator and double glazed frosted window to the side elevation.



OUTSIDE

Externally, to the rear and side is a low maintenance paved garden wrapping around to the side with flagged patio area. To the front is a low maintenance garden with driveway providing off road parking and gated access leading to a detached garage positioned to the corner of the plot.



GARAGE

8'4" x 8'2" [2.56m x 2.51m]
With up-and-over door, light and power, and storage into the eaves.

REAR STORE ROOM/WORKSHOP

7'8" x 8'2" [2.36m x 2.50m]
Located to the rear of the garage with double glazed frosted window to the rear. Currently used as a store room but could be incorporated back into the garage if required, with a stud wall separating the two areas.

COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWING

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.