



WAKEFIELD  
01924 291 294

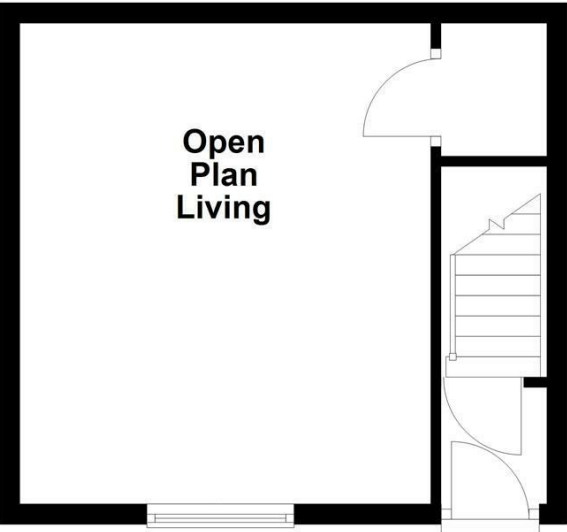
OSSETT  
01924 266 555

HORBURY  
01924 260 022

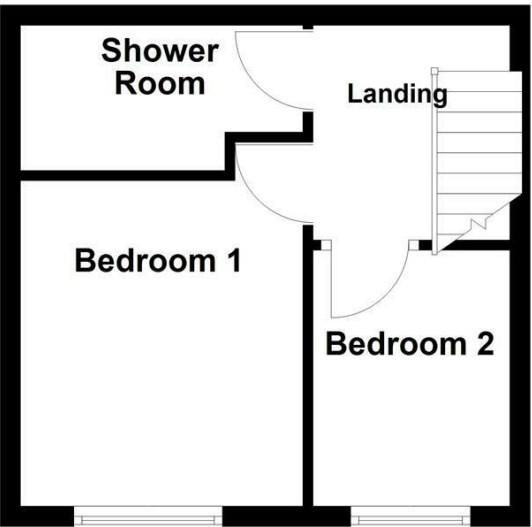
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

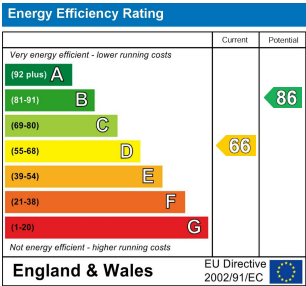


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



**249 Fountain Street, Morley, Leeds, LS27 0AW**  
**For Sale Freehold £130,000**

Situated in Morley, this property offers excellent potential as a first time home or investment opportunity. This back-to-back mid terrace property features a spacious front garden, two well proportioned bedrooms, and a modern shower room.

The ground floor comprises an open plan lounge and kitchen area, along with useful cellar storage. To the first floor, the landing leads to two double bedrooms and a contemporary family shower room. Externally, the property boasts a pleasant front garden with available on street parking.

It is ideally located close to local shops, amenities, and everything Morley has to offer. The location also provides easy access to the motorway network, making it perfect for commuters travelling to surrounding towns for work.

This property would make a fantastic first home or rental investment. Early viewing is highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Stairs to the first floor landing and a door into the open plan lounge/kitchen.

### OPEN PLAN LOUNGE/KITCHEN

15'5" x 13'2" [4.72m x 4.02m]

UPVC double glazed window to the front, central heating radiator, door leading down to the cellar. Corner kitchen which includes wall and base units for storage with laminate worksurfaces, stainless steel sink and drainer. Integrated gas oven, plumbing for a washing machine, space for a fridge/freezer.

### FIRST FLOOR LANDING

Doors to two bedrooms and the shower room.

### BEDROOM ONE

10'5" x 9'1" [3.20m x 2.78m]

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



### BEDROOM TWO

8'2" x 6'4" [2.51m x 1.94m]

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



### SHOWER ROOM

9'0" x 4'7" [2.76m x 1.42m]

Central heating radiator. Double walk in shower with wall mounted shower attachment, vanity wash basin and a low flush W.C..



### OUTSIDE

To the front of the property there is a low maintenance yard to the front with gated and fenced access.

### LANDLORDS/INVESTORS PLEASE NOTE

Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.

### 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.

### EPC RATING

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

### VIEWINGS

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