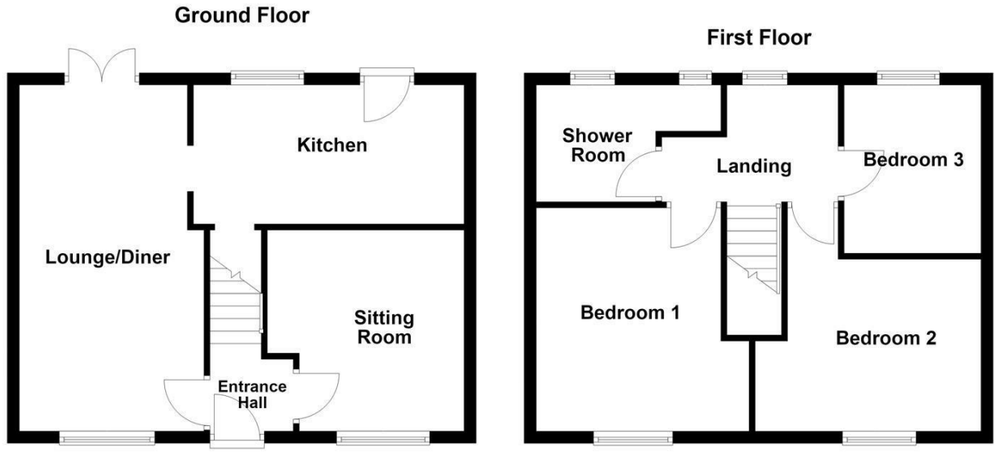
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





45 Broadway, Pontefract, WF8 2AT

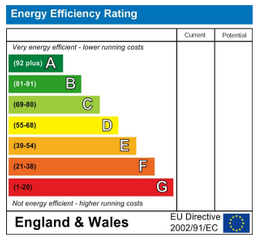
For Sale Freehold £210,000

Situated in Pontefract is this well presented three bedroom semi detached home, offering well proportioned accommodation throughout together with generous reception space, off road parking and an enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and doors leading into the sitting room and lounge diner. The lounge diner provides access into the kitchen, which benefits from useful understairs storage and direct access to the rear garden. To the first floor are three well proportioned bedrooms and the house shower room. Bedroom three also provides access to a boarded loft space via a pull-down ladder, offering useful additional storage. Externally, to the front is a low maintenance garden with mature planting and a block paved driveway providing off road parking for one to two vehicles. To the rear is an enclosed garden with pebbled and planted areas, paved seating space and two timber built sheds/summer houses.

Pontefract is a popular location for a range of buyers including first time buyers, professional couples and smaller families, with local shops, schools and amenities within easy reach, particularly in Pontefract town centre. Regular bus services operate nearby, while Pontefract benefits from its own bus station and three railway stations providing both local and wider connections. The M62 motorway network is also within convenient reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this appealing home has to offer. An early viewing is highly recommended to avoid disappointment.



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.

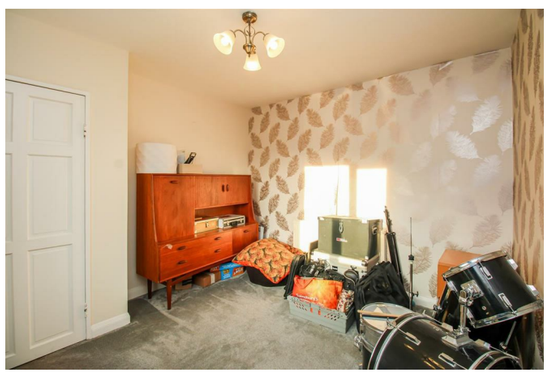
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL
Frosted and stained glass UPVC replacement entrance door leading into the entrance hall. Staircase providing access to the first floor landing. Doors lead through into the sitting room and lounge diner.

SITTING ROOM
10'11" x 10'6" (3.34m x 3.21m)
UPVC double glazed window overlooking the front elevation. Central heating radiator.



LOUNGE DINER
18'10" x 10'0" (5.75m x 3.05m)
UPVC double glazed window overlooking the front elevation and further UPVC double glazed window overlooking the rear. Central heating radiator. Opening leading through into the kitchen.



KITCHEN
14'9" x 7'5" (4.51m x 2.28m)
UPVC double glazed window overlooking the rear elevation and frosted UPVC double glazed door providing access to the rear garden. Central heating radiator and useful understairs storage area. Fitted with a range of modern Shaker style wall and base units with laminate work surfaces over. Sink and drainer with mixer tap and tiled splashbacks. A cooker with extractor hood above, a dishwasher and a washing machine, and space for an under-counter fridge and freezer. Ideal combination boiler housed within the kitchen.

FIRST FLOOR LANDING
9'4" x 5'11" (2.85m x 1.81m)
Frosted UPVC double glazed window overlooking the rear elevation. Central heating radiator. Doors provide access to three bedrooms and the house shower room.

BEDROOM ONE
12'7" x 11'8" (3.85m x 3.57m)
UPVC double glazed window overlooking the front elevation. Central heating radiator.



BEDROOM TWO
12'7" x 12'3" (3.85m x 3.75m)
UPVC double glazed window overlooking the front elevation. Central heating radiator.



BEDROOM THREE
9'3" x 7'4" (2.82m x 2.26m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator. Loft access with pull-down ladder leading to a boarded loft space for storage with lights.



SHOWER ROOM
10'0" x 5'10" (3.06m x 1.80m)
Two frosted UPVC double glazed windows overlooking the rear elevation. Fitted with a modern suite comprising concealed cistern low flush W.C., wash basin with mixer tap set within vanity storage and shower enclosure with mains fed shower and separate shower attachment. Shower screen, wet wall panelling and tiled finishes. Ladder style heated towel radiator.



OUTSIDE
To the front is a low maintenance garden with pebbled and planted borders incorporating mature trees, shrubs and flowers. A block paved driveway provides off road parking for one to two vehicles. The frontage is enclosed by a combination of timber fencing and walling. Side access leads through to the rear garden. The rear garden continues the low maintenance theme with pebbled and planted areas incorporating mature shrubs and flowers. A paved patio area provides space for outdoor dining and entertaining. Two timber built sheds/summer houses provide useful garden storage with a log burner and power. The garden is fully enclosed by walling and timber fencing, making it suitable for both children and pets.



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.