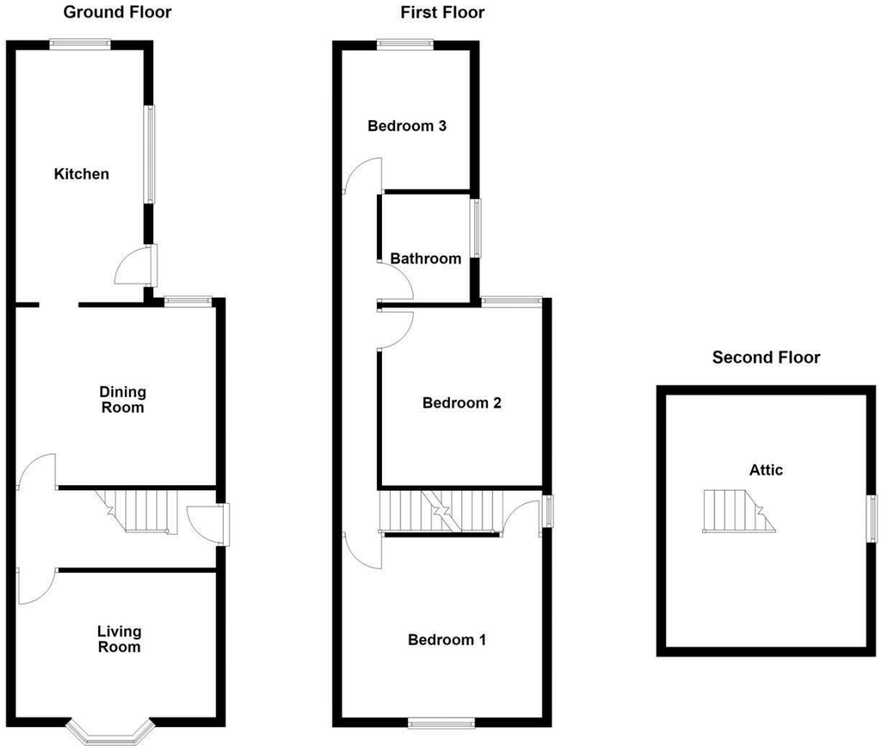
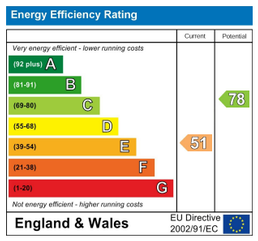


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



23 Owston Road, Carcroft, Doncaster, DN6 8DA

For Sale Freehold £125,000

A deceptively well proportioned end terrace home with three first floor bedrooms together with a large attic room, situated in this convenient position close to local amenities.

Benefitting from gas central heating and sealed unit double glazed windows, this spacious family home is approached via a side entrance door into a central reception hall. To the front is a good sized living room with bay window and former fireplace, while to the rear is a second generously proportioned reception room which leads through into the kitchen. To the first floor are two good sized double bedrooms together with a further single bedroom, all served by the family bathroom. A staircase from bedroom one provides access to a useful and spacious attic room, offering additional versatile accommodation. Externally, to the front is a small buffer style garden, while to the rear is a considerably larger enclosed garden area with access to the side lane.

The property is situated in a prominent and convenient position within easy reach of a good range of local facilities, with a broader selection of amenities available in nearby Doncaster.

Only a full internal inspection will truly reveal the space and potential this appealing home has to offer. An early viewing is highly recommended.



ACCOMMODATION

RECEPTION HALL
13'9" x 5'2" (4.20m x 1.60m)
Side entrance door leading into the reception hall. Staircase providing access to the first floor.

LIVING ROOM
13'9" x 9'10" (4.20m x 3.00m)
Bay window overlooking the front elevation. Central heating radiator. Feature former fireplace.



DINING ROOM
13'9" x 12'1" (4.20m x 3.70m)
A second well proportioned reception room. Fitted gas fire and central heating radiator. Doorway leading through into the kitchen.

KITCHEN
17'4" x 8'10" (5.30m x 2.70m)
External door providing access to the side. Windows overlooking the side and rear elevations. Fitted with a range of cupboards with laminate work surfaces over. Stainless steel sink unit. Four ring hob and built-in oven. Wall mounted gas fired central heating boiler.



FIRST FLOOR LANDING
Doors provide access to three bedrooms and the family bathroom.

BEDROOM ONE
13'9" x 12'5" (4.20m x 3.80m)
Window overlooking the front elevation. Connecting door providing access to the attic staircase.



BEDROOM TWO
12'1" x 11'1" (3.70m x 3.40m)
Window overlooking the rear elevation. Central heating radiator.



BEDROOM THREE
9'6" x 8'10" (2.90m x 2.70m)
Window overlooking the rear elevation. Central heating radiator.



BATHROOM
7'6" x 6'2" (2.30m x 1.90m)
Window overlooking the side elevation. Fitted with a three piece suite comprising panelled bath with shower attachment over, pedestal wash basin and low flush W.C.



ATTIC ROOM
17'4" x 13'9" (5.30m x 4.20m)
A useful and generously proportioned attic room with characterful sloping ceilings. Window overlooking the side elevation.

OUTSIDE
To the front is a small buffer style garden. To the rear is a much larger garden area bounded by a brick wall. Access is available to the side lane.



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.