



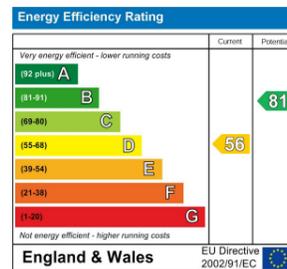
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IMPORTANT NOTE TO PURCHASERS

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.



4 Quarry View, Ackworth, Pontefract, WF7 7AD

For Sale Freehold Asking Price £220,000

Situated in the sought after village of Ackworth is this two bedroom stone built semi detached house built from Ackworth stone and benefitting from off road parking, driveway and ideal location for transport links.

The property briefly comprises of living room, kitchen with useful cellar and rear porch. The first floor landing leads to two bedrooms and the house bathroom. Outside there is a lawned garden to the front and paved patio area to the rear. There is a pebbled area providing off street parking and driveway to the side providing further off road parking.

Ackworth plays host to a range of amenities including good schools and shops. For commuters looking to travel further afield, the motorway is only a short drive away, as well as main bus routes running to and from Wakefield and Pontefract.

Well presented throughout, this stone built home is not one to be missed and an early viewing is highly advised to avoid disappointment.



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ACCOMMODATION

LIVING ROOM

14'11" x 12'10" [4.57m x 3.92m]

UPVC double glazed window with shutters to the front, central heating radiator, coving to the ceiling and ceiling rose. Fitted shelving units and multi fuel burner with stone mantle, hearth and exposed brick surround.

KITCHEN

10'10" x 11'6" [3.32m x 3.51m]

Range of wall and base units with wooden work surface over, Belfast sink with mixer tap, tiled splash back, four ring electric hob with oven below, UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, ceiling rose, UPVC double glazed frosted door leading to the rear porch and stairs to the cellar. Stairs providing access to the first floor landing.

CELLAR

Well maintained and currently used as a utility room with washing machine and dryer, with room for storage.

REAR PORCH

11'8" x 7'4" [3.56m x 2.25m]

UPVC double glazed windows to the rear and side, UPVC door leading out to the driveway, space and plumbing for a fridge/freezer and exposed stone to one wall.

FIRST FLOOR LANDING

Decorative panelling, UPVC double glazed window to the side, coving to the ceiling and doors providing access to two bedrooms and the house bathroom.

BEDROOM ONE

12'9" x 8'10" [3.89m x 2.71m]

Central heating radiator, UPVC double glazed window to the front, coving to the ceiling, ceiling rose, picture rail and two sets of fitted wardrobes. Cast iron decorative fireplace.

BEDROOM TWO

10'10" x 11'5" [3.32m x 3.5m]

Central heating radiator, UPVC double glazed window to the rear, coving to the ceiling, picture rail and loft access. Overstairs storage cupboard,

further storage cupboard and cast iron decorative fire.

BATHROOM/W.C.

9'9" x 4'4" [2.99m x 1.34m]

UPVC double glazed frosted window to the side, chrome ladder central heating radiator, LED ceiling spotlights, low flush w.c., ceramic wash basin built into storage unit below and mixer tap. Bath with mixer tap, overhead shower attachment and glass shower screen. Partially tiled.

OUTSIDE

To the front of the property the garden is mainly laid to lawn with paved patio, perfect for outdoor dining and entertaining, with planted borders and timber fencing with pebbled driveway providing off road parking for one vehicle. To the side, there is a further driveway providing off road parking.

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.