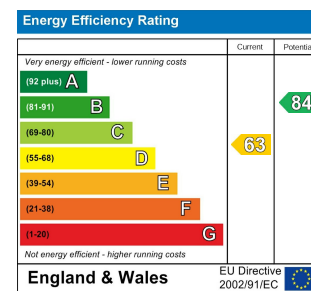
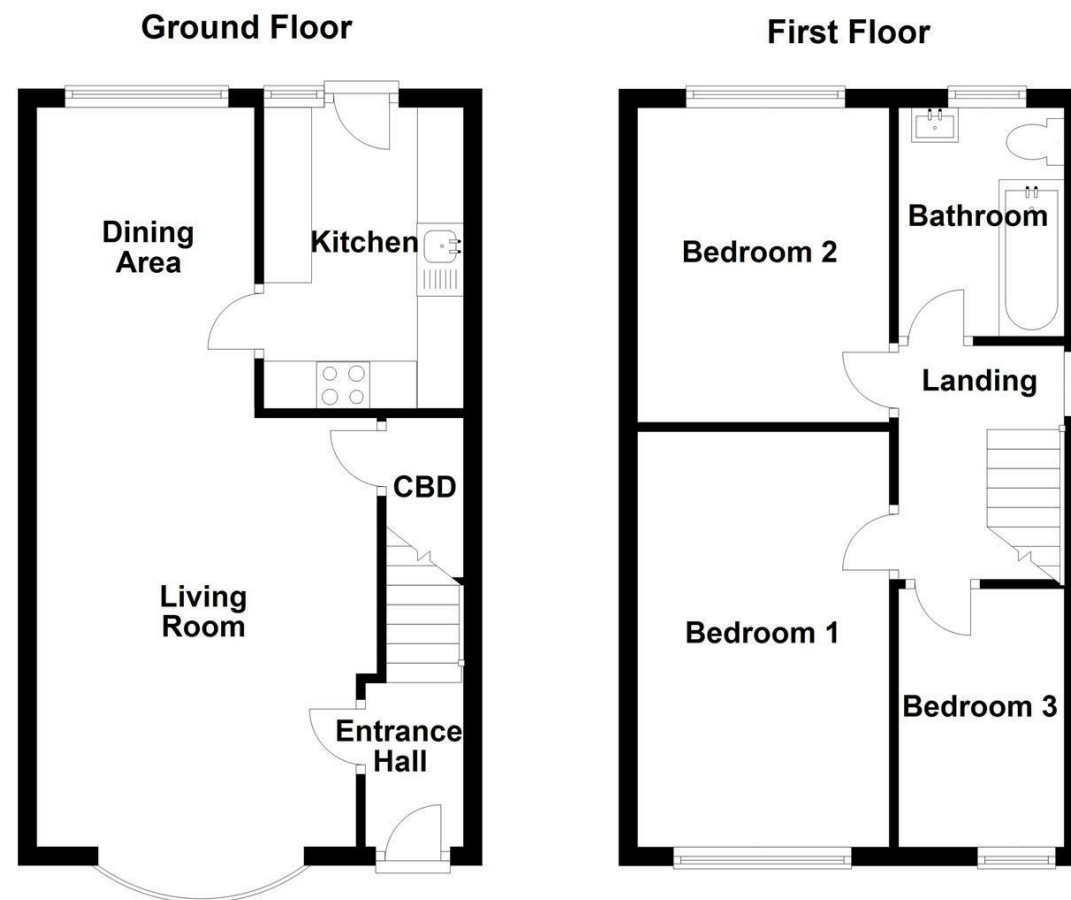


WAKEFIELD | OSSETT | HORBURY  
 01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD  
 01924 899 870 | 01977 798 844



**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.



**15 Top Orchard, Ryhill, Wakefield, WF4 2AZ**  
**For Sale Freehold £180,000**

Enjoying a cul-de-sac location and renovated to a good standard throughout, is this three bedroom semi detached house benefitting from ample off road parking, detached garage and front and rear attractive lawned gardens.

The property fully comprises of an entrance hall, L-shaped living room with dining area and modern fitted kitchen. To the first floor there are three well proportioned bedrooms and a house bathroom/w.c. Externally to the front paved driveway leading to a single detached garage and attractive lawned garden. To the private rear garden there is a paved patio area with attractive lawn garden and feature pond at the rear.

The property is located in the heart of Ryhill with main bus routes running to and from Wakefield city centre. The M1 and M62 motorway is approximately only a 15 minute drive away, perfect for those looking to travel further afield whilst still enjoying a semi rural location.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Laminate floor, central heating radiator and staircase with handrail leading up to the first floor landing. Door leading through to the living room/dining area.

### LIVING ROOM

11'3" x 15'1" [3.43m x 4.60m]

Laminate flooring, central heating radiator, UPVC double glazed bow window overlooking the front aspect, coving to the ceiling, living flame effect gas fire on a marble hearth with marble surround. Door providing access to under stairs storage cupboard.



### DINING AREA

7'7" x 10'7" [2.33m x 3.23m]

Laminate flooring, central heating radiator, UPVC double glazed window overlooking the rear garden and coving to the ceiling. Door providing access to the modern kitchen.

### KITCHEN

7'0" x 10'1" [2.14m x 3.09m]

Range of wall and base units with laminate work surface over and tiled splash back above, sink and drainer with chrome mixer and swan neck. Brand new integrated oven and grill with Beko ceramic hob and extractor fan above with stainless steel splash back. Plumbing and drainage for a washing machine, space for a fridge and freezer under the counter. Composite rear entrance door leading into rear garden with UPVC double glazed window. Wall mounted combi condensing boiler housed within the kitchen and laminate floor.

### FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, loft access and doors to bedrooms and bathroom/w.c.

### BEDROOM ONE

8'9" x 14'4" [2.68m x 4.37m]

UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator.



### BEDROOM TWO

8'9" x 11'0" [2.69m x 3.36m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



### BEDROOM THREE

8'8" (max) x 6'2" (min) x 6'0" [2.65m (max) x 1.90m (min) x 1.83m]

UPVC double glazed window overlooking the front elevation, central heating radiator and inset spotlights to the ceiling.



### BATHROOM/W.C.

8'0" x 5'11" [2.46m x 1.81m]

Three piece suite comprising panelled bath with mixer tap and shower attachment, low flush w.c., pedestal wash basin with two taps, fully tiled walls and tiled floor. Central heating radiator, inset spotlights to the ceiling, wall mounted extractor fan, shaver socket point and UPVC double glazed window overlooking the rear elevation.



## OUTSIDE

To the front of the property there is a cast iron gate providing access to a paved driveway with an attractive lawned front garden with bushes bordering. The driveway runs under a timber car port to the side leading up to a single detached garage located at the rear with manual up and over door, as well as power and light within. Timber side entrance door to the garage and timber single glazed window, which opens up into the rear garden with paved patio area with attractive lawn garden and feature pond at the rear. The rear garden has a high degree of privacy due to solid brick built walls and privet hedges.



## COUNCIL TAX BAND

The council tax band for this property is B.

## 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 Wakefield 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.