



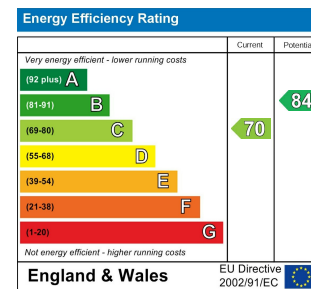
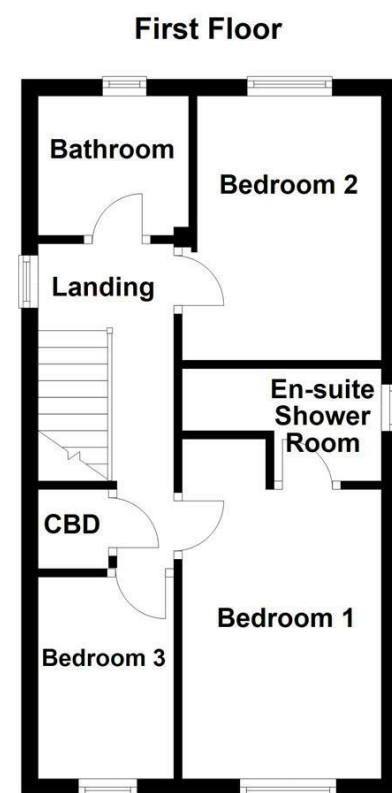
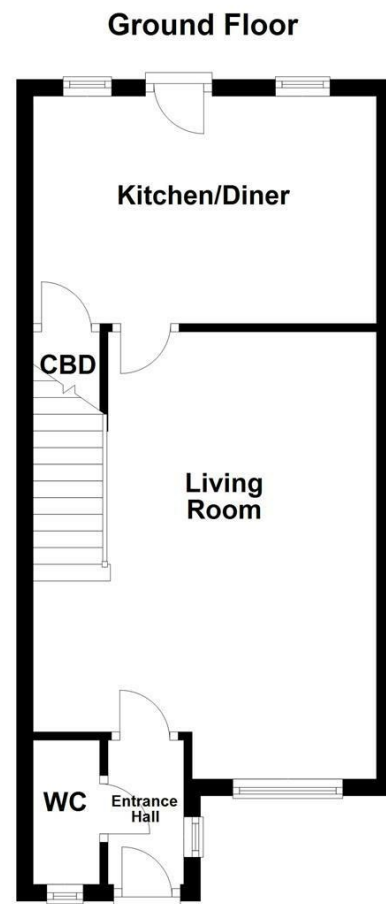
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**IMPORTANT NOTE TO PURCHASERS**

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.



**22 High Keep Fold, Hall Green, Wakefield, WF4 3QL**

**For Sale Freehold Offers Over £230,000**

Situated in a tucked away position in Hall Green is this three bedroom detached family home benefitting from front and rear gardens, off road parking and well proportioned rooms throughout.

The property briefly comprises of entrance hall, downstairs w.c., living room and kitchen/diner. The first floor landing leads to three bedrooms with bedroom one boasting en suite shower facilities, as well as the house bathroom/w.c. Outside to the front, the garden is mainly laid to lawn with paved pathway leading to the front door and paved and pebbled driveway providing off road parking for one vehicle leading to the single semi detached garage and timber shed. The garden wraps around to the rear and is laid to lawn incorporating paved patio area, perfect for outdoor dining and entertaining, enclosed by timber fencing.

Hall Green plays host to a range of amenities including shops and schools with Dane Royd Infant School only a short walk away. Main bus routes run to and from Wakefield city centre and for those wishing to travel further afield, J39 of the M1 motorway is a short drive away.

This property would make an ideal purchase for the growing family and only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

5'8" x 3'0" [1.73m x 0.92m]

UPVC double glazed window to the side, central heating radiator and doors leading to the downstairs w.c. and living room.

### W.C.

5'7" x 2'7" [1.72m x 0.79m]

UPVC double glazed frosted window to the front, central heating radiator, low flush w.c. and ceramic wash basin built into storage unit with partial tiled splash back.

### LIVING ROOM

17'7" x 14'5" [max] x 7'11" [min] [5.37m x 4.41m [max] x 2.43m [min]]

UPVC double glazed window to the front, two central heating radiators, stairs to the first floor landing and door through to the kitchen/diner. Gas fireplace with marble hearth, surround and wooden mantle.



### KITCHEN/DINER

14'4" x 8'11" [4.39m x 2.73m]

Range of wall and base units and breakfast bar with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Integrated oven with four ring gas hob with extractor hood above, space and plumbing for a washing machine, tumble dryer and fridge freezer. Central heating radiator, two UPVC double glazed windows and door to the rear and understairs storage cupboard. Worcester boiler is housed within the kitchen.



### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access and doors leading to three bedrooms, the house bathroom and overstairs storage cupboard.

### BEDROOM ONE

8'4" x 13'5" [max] x 11'8" [min] [2.56m x 4.11m [max] x 3.56m [min]]

UPVC double glazed window to the front, central heating radiator and door leading to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

4'4" x 8'4" [max] x 4'9" [min] [1.33m x 2.55m [max] x 1.46m [min]]

Shaver socket point, extractor fan, UPVC double glazed frosted window to the side, central heating radiator, low flush w.c., ceramic wash basin built into storage unit and mixer tap with tiled splash back, shower cubicle with shower head attachment and glass shower screen.

### BEDROOM TWO

10'4" x 8'4" [max] x 8'0" [min] [3.15m x 2.55m [max] x 2.44m [min]]

UPVC double glazed window to the rear and central heating radiator.



### BEDROOM THREE

8'8" x 5'9" [2.66m x 1.77m]

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

### BATHROOM/W.C.

7'1" x 6'2" [2.17m x 1.88m]

UPVC double glazed frosted window to the rear, extractor fan, central heating radiator, low flush w.c., ceramic wash basin with storage unit and mixer tap, tiled splash back and panelled bath with mixer tap.



## OUTSIDE

To the front the garden is mainly laid to lawn with paved pathway leading to the front door and paved and pebbled driveway providing off road parking for one vehicle leading to the single semi detached garage with manual up and over door. Behind the garage is a timber built shed. Wrapping around to the rear, the garden is mainly laid to lawn with pebbled border and planted features with paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



## COUNCIL TAX BAND

The council tax band for this property is D.

## 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.