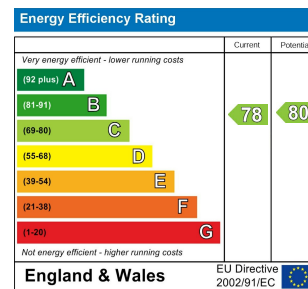
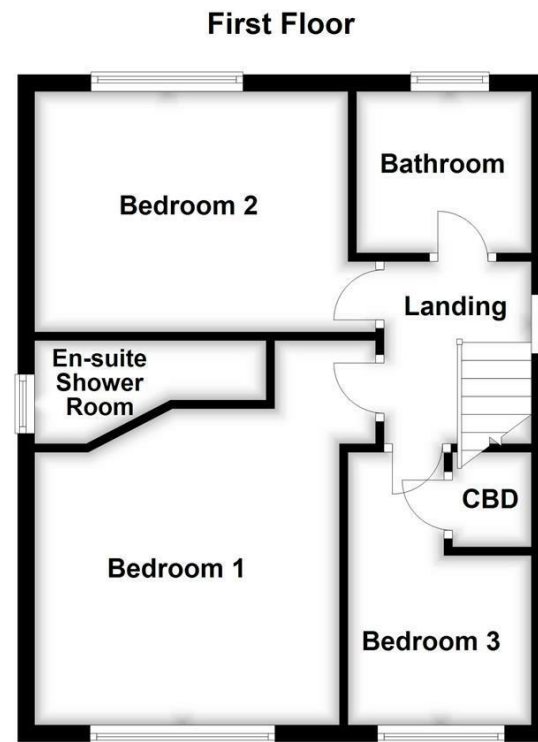
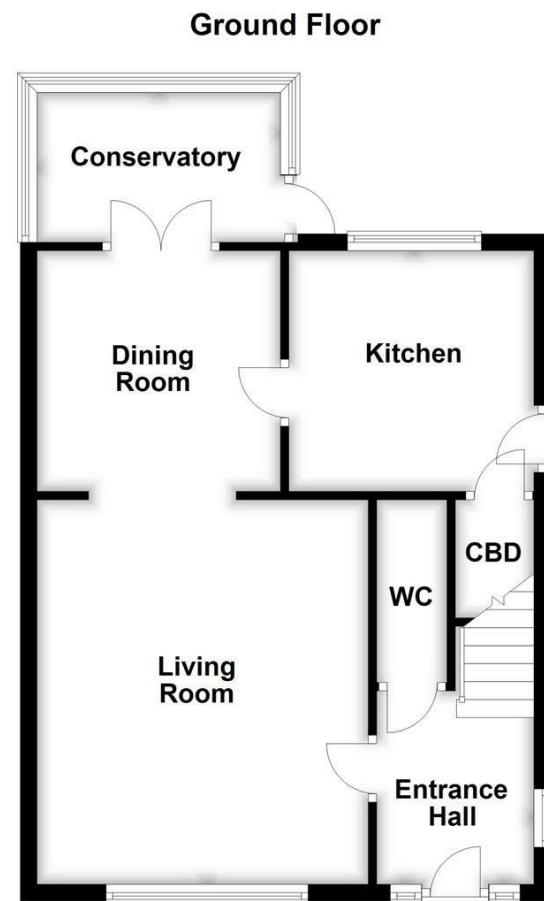




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



18 Gentian Court, Wakefield, WF2 0FE

For Sale Freehold £275,000

Enjoying a cul-de-sac location is this three bedroom detached family home benefitting from en suite shower room to the principal bedroom, ample off road parking and enclosed rear garden.

The property briefly comprises of entrance hall, downstairs w.c., living room with separate dining room, conservatory and kitchen. The first floor landing leads to three bedrooms (with bedroom one boasting en suite facilities) and the house bathroom/w.c. Outside to the front, an attractive lawned front garden with patterned concrete pathway leading to the front door and tarmac single driveway leading down the side of the property providing off road parking for two/three vehicles leading to the single detached garage and a cast iron gate providing access into enclosed rear garden. To the rear, an elevated paved patio area with steps leading down to a low maintenance pebbled rear garden with paved seating area within and greenhouse, enclosed by timber panelled surround fences.

The property is within walking distance to the local amenities and schools located nearby, with great access to the M1 and M62 motorway links, perfect for the commuter looking to travel further afield. Main bus routes run to and from Wakefield city centre.

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
UPVC double glazed windows to the front and side, coving to the ceiling, central heating radiator and doors leading to the downstairs w.c. and living room. Staircase with double handrail leading to the first floor landing.

W.C.
Low flush w.c., wall hung wash basin with mixer tap and tiled splash back. Extractor fan to the ceiling and central heating radiator.

LIVING ROOM
12'11" x 14'10" [3.95m x 4.54m]
Coving to the ceiling, UPVC double glazed window overlooking the front aspect, central heating radiator, living flame effect gas fire on a marble hearth with marble matching interior and wooden decorative surround. Feature archway leading into the dining room at the rear.



DINING ROOM
9'4" x 9'7" [2.86m x 2.93m]
Coving to the ceiling, central heating radiator and set of UPVC double glazed French doors leading into the conservatory. Timber door providing access into the kitchen.



CONSERVATORY
5'10" x 11'11" [1.78m x 3.65m]
UPVC double glazed floor to ceiling windows on all sides, central heating radiator and UPVC double glazed door leading out to the rear garden. Two walls lights and power within.



KITCHEN
9'5" x 9'2" [2.89m x 2.81m]
Range of wall and base units with laminate work surface over and tiled splash back above, 1.5 stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, integrated oven and grill with four ring gas hob and cooker hood over and space for a large fridge freezer freestanding. Downlights under the cupboards, UPVC double glazed window overlooking the rear aspect, inset spotlights to the ceiling, central heating radiator, laminate flooring and UPVC double glazed side entrance door. Timber door accessing the understairs storage cupboard. Condensing regular boiler is housed within the kitchen.

FIRST FLOOR LANDING
Central heating radiator, UPVC double glazed window overlooking the side elevation, coving to the ceiling and loft access. Doors providing access to three bedrooms and the house bathroom.

BATHROOM/W.C.
6'5" x 7'1" [1.97m x 2.16m]
Three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin with two taps and low flush w.c. Half tiled walls, central heating radiator and UPVC double glazed frosted window overlooking the rear elevation. Shaver socket point and wall mounted extractor fan.



BEDROOM ONE
15'0" [max] x 10'6" [min] x 12'2" [4.59m [max] x 3.22m [min] x 3.73m]
UPVC double glazed window overlooking the front elevation, central heating radiator, fitted wardrobes, coving to the ceiling and door providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
4'3" [max] x 2'4" [min] x 9'2" [1.30m [max] x 0.73m [min] x 2.81m]
Three piece suite comprising shower cubicle with bi-folding glass door, mixer shower within and fully tiled walls, pedestal wash basin with two taps, vanity mirror over and tiled splash back and low flush w.c. Shaver socket point, central heating radiator, wall mounted extractor fan and UPVC double glazed frosted window overlooking the side elevation.

BEDROOM TWO
12'3" x 9'5" plus walk in area [3.75m x 2.89m plus walk in area]
UPVC double glazed window overlooking the rear elevation, fitted wardrobes and central heating radiator.



BEDROOM THREE
10'8" [max] x 6'7" [min] x 7'1" [3.27m [max] x 2.03m [min] x 2.17m]
UPVC double glazed window overlooking the front elevation, central heating radiator and small cupboard door providing access into the airing cupboard.

OUTSIDE
To the front of the property there is an attractive lawned garden with a patterned concrete pathway leading to cupboard porch. A tarmacadam single driveway to the side provides off road parking for at least two vehicles and a cast iron gate provides access into the rear garden and single detached garage with manual up and over door. Within the rear garden there's a paved patio area with steps leading down to a low maintenance pebbled rear garden with paved seating area within and greenhouse, enclosed by timber panelled surround fences on all three sides.



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.