



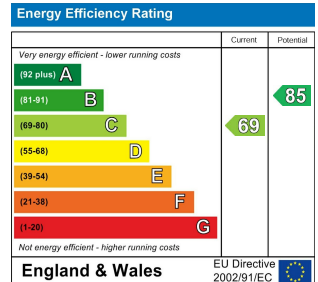
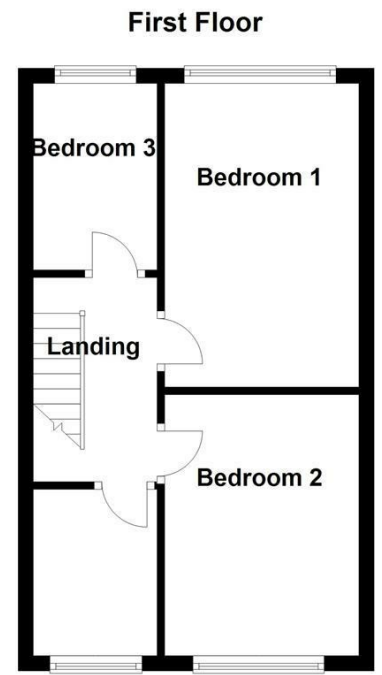
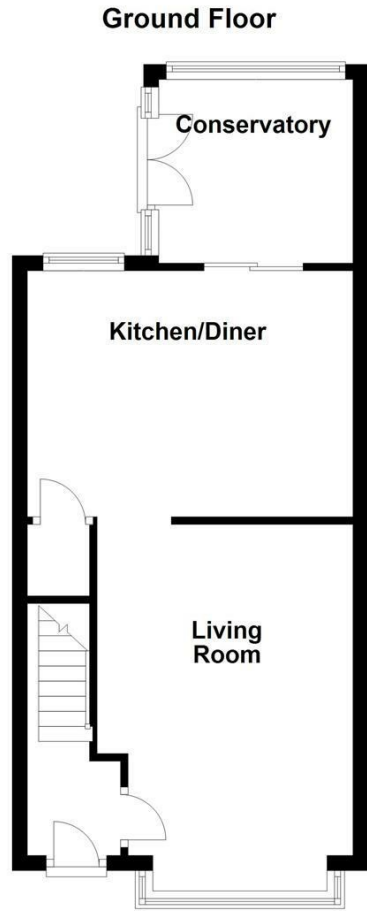
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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.



31 Melton Garth, Leeds, LS10 4RD
For Sale Freehold £200,000

Nestled in a cul-de-sac location in Middleton is this well presented three bedroom semi detached home benefitting from newly installed boiler [2024], driveway parking, detached garage and enclosed rear garden.

The property briefly comprises of entrance hall, living room, kitchen/diner and conservatory. The first floor landing leads to three bedrooms and family bathroom/w.c. Outside there are low maintenance gardens to the front and rear with the rear having decked and patio seating areas. Driveway parking to the side leading to a detached garage.

The property is well placed to local amenities and schools located nearby and for those looking to commute further afield the M1 motorway network is only a short drive away.

Ready to move into and would make a superb first time home and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Central heating radiator, stairs to the first floor and door into the living room.

LIVING ROOM

14'5" x 7'10" [4.40m x 2.39m]

UPVC double glazed box window to the front elevation, central heating radiator and electric fireplace with wood surround. Archway leading into the kitchen/diner.



KITCHEN/DINER

14'2" x 7'4" [4.32m x 2.26m]

UPVC double glazed window and sliding doors to the rear elevation into the conservatory, fitted kitchen with an array

of wooden wall and base units for storage with black laminate work tops, space for a gas cooker with cooker hood, space for a washing machine and fridge freezer. Partial tiled splash back, central heating radiator and built in understairs storage cupboard.

CONSERVATORY

8'6" x 7'11" [2.60m x 2.43m]

UPVC double glazed windows to the side and rear elevation with side door out to the rear garden.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, access to three bedrooms and family bathroom.

BEDROOM ONE

13'2" x 8'1" [4.02m x 2.48m]

UPVC double glazed window to the rear elevation, central heating radiator and wood effect laminate flooring.



BEDROOM TWO

11'8" x 8'2" [3.57m x 2.49m]

UPVC double glazed window to the front elevation, central heating radiator and wood effect laminate flooring.



BEDROOM THREE

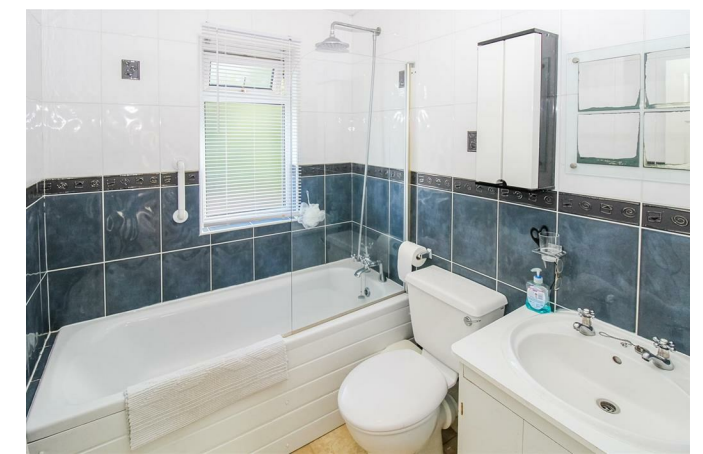
5'8" x 7'10" [1.74m x 2.41m]

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

BATHROOM/W.C.

5'7" x 7'4" [1.71m x 2.24m]

UPVC double glazed frosted window to the front elevation, three piece suite comprising shower attachment over the bath, vanity wash hand basin and low flush w.c. Central heating radiator and fully tiled walls.



OUTSIDE

To the front of the property there is a low maintenance lawned garden with bush and shrubbery. A tarmac driveway to the side of the property leading to a detached garage with a double garage door, opening outwards. To the rear is a decked seating area with flagged patio, pebbled lawn area leading to a further flagged area and an easy to maintain lawn.



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.