



WAKEFIELD  
01924 291 294

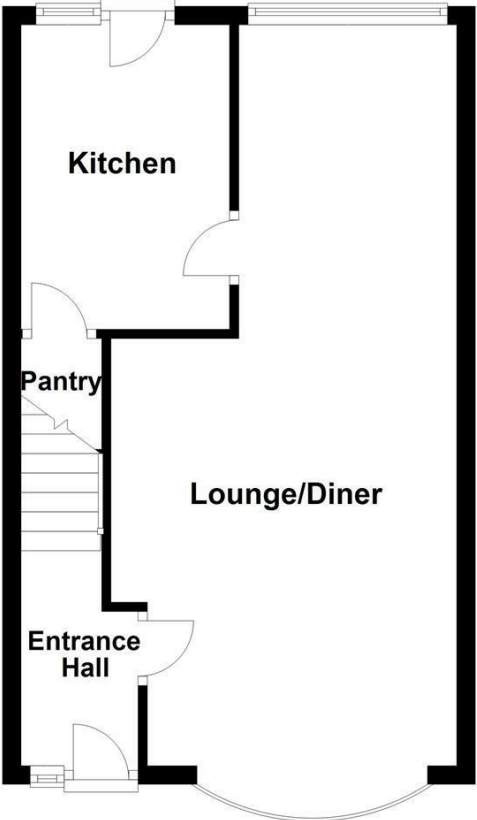
OSSETT  
01924 266 555

HORBURY  
01924 260 022

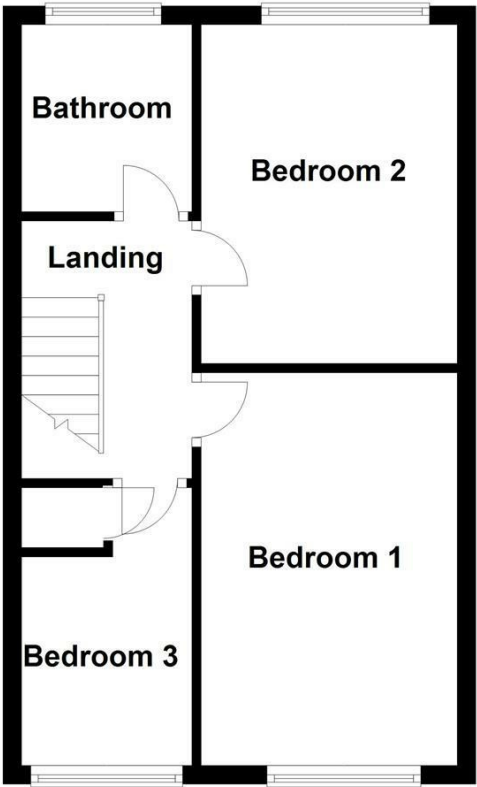
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



**21 Newton Drive, Wakefield, WF1 3HZ**

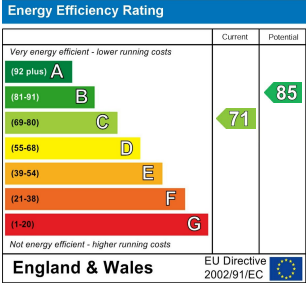
**For Sale Freehold £230,000**

A fantastic opportunity to purchase this three bedroom detached house benefitting from ample off road parking and front and rear gardens.

With UPVC double glazing and gas central heating, the property fully comprises of entrance hall, lounge/diner and kitchen. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front there is an attractive lawned garden and concrete driveway running down the side of the property under a car port. To the rear is a tarmac seating area, pleasant lawned garden with timber shed.

The property is located close to local amenities and schools within the surrounding area with main bus routes running to and from Wakefield city centre. The M1 and M62 motorway links are only a short distance away, perfect for the commuter looking to travel further afield.

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



**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 339572,  
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.





#### ACCOMMODATION

##### ENTRANCE HALL

UPVC double glazed frosted window to the front, central heating radiator, staircase with double handrail leading to the first floor landing and door leading into the lounge/diner.

##### LOUNGE/DINER

12'1" [max] x 7'9" [min] x 26'2" [3.70m [max] x 2.38m [min] x 8.0m]

UPVC double glazed windows to the front and rear, two central heating radiators and solid stone surround and mantle. Door providing access into the kitchen.



##### KITCHEN

7'3" x 10'7" [2.21m x 3.25m]

Range of wall and base units with laminate work surface over and tiled splash back

above, sink and drainer with mixer tap, space and plumbing for a washing machine, space for a freestanding fridge/freezer, integrated oven and grill with four ring gas hob. UPVC double glazed window and door to the rear. Central heating radiator and door providing access into the pantry cupboard with fixed shelving within.

##### FIRST FLOOR LANDING

Doors providing access to three bedrooms and the house bathroom. Loft access.

##### BEDROOM ONE

9'1" x 13'11" [2.77m x 4.25m]

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



##### BEDROOM TWO

9'0" x 12'0" [2.75m x 3.67m]

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



##### BEDROOM THREE

9'10" [max] x 7'4" [min] x 6'1" [3.0m [max] x 2.26m [min] x 1.86m]

UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access into the boiler cupboard over the bulkhead of the stairs, housing the combi condensing boiler.

##### BATHROOM/W.C.

6'8" x 6'0" [2.04m x 1.83m]

Three piece suite comprising panelled bath with mixer tap, bi-folding shower screen and wall mounted shower attachment, pedestal wash basin with swan neck mixer tap and low flush w.c. Fully tiled walls, central heating radiator, coving to the ceiling and UPVC double glazed frosted window overlooking the rear elevation.



##### OUTSIDE

To the front of the property there is an attractive lawned garden with planted borders and mature tree within. There's a concrete driveway running down the side of the property under a car port and continues to the rear. To the rear there is a tarmac seating area, pleasant lawned garden, timber shed with mature trees and plants.



##### COUNCIL TAX BAND

The council tax band for this property is C.

##### 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.