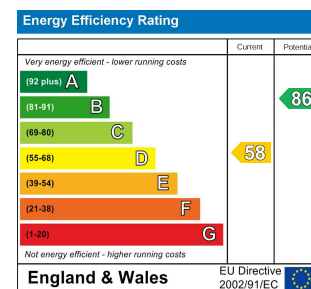
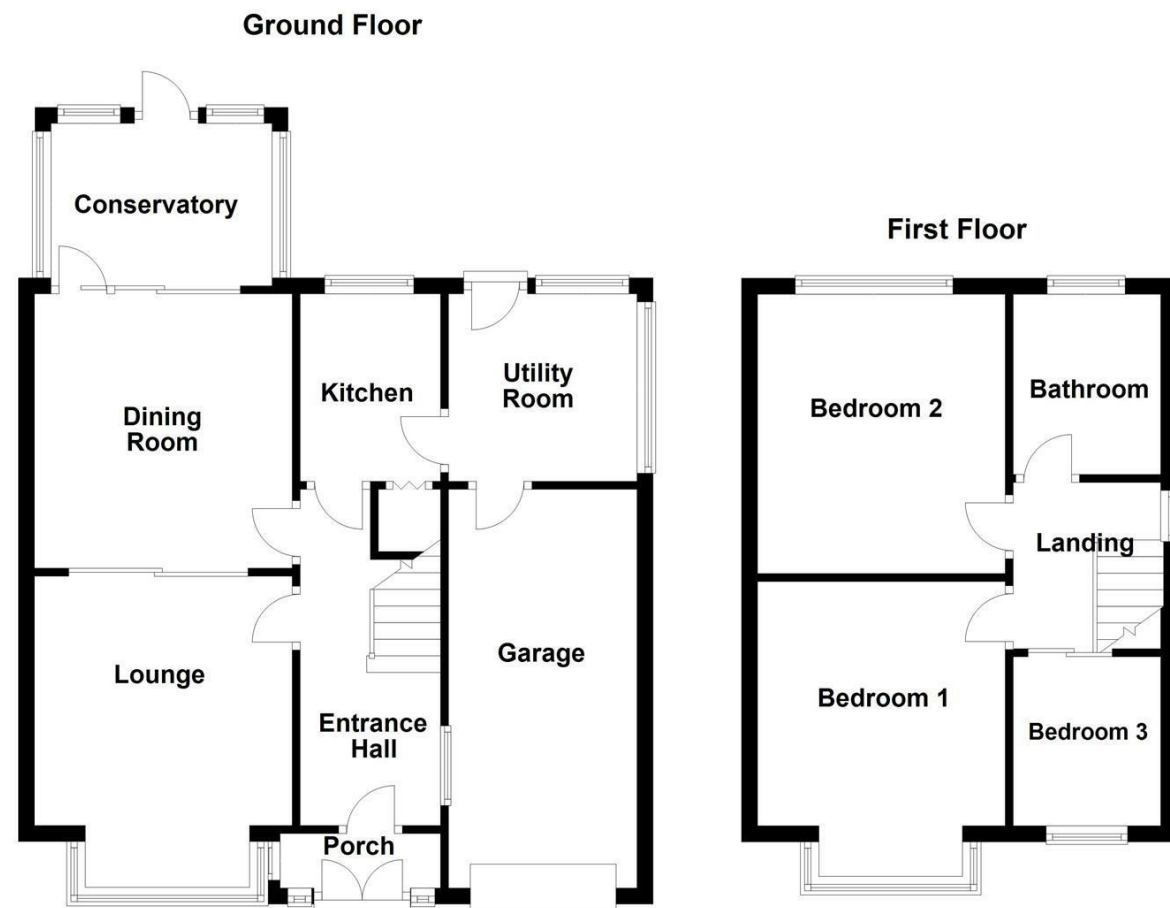




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**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.



**11 Carr Gate Mount, Carr Gate, Wakefield, WF2 0QP**

**For Sale Freehold £210,000**

Situated in a popular part of Carr Gate is this spacious three bedroom semi detached home, in need of cosmetic updating however offering much potential and benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge with glazed doors lead into the dining room and kitchen. The first floor leads to three bedrooms (two of which are large doubles) and main house bathroom/w.c. Outside there are lawned gardens to the front and rear, with driveway to the front providing off street parking leading to the garage.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having great access to the motorway network.

Offered for sale with no chain and vacant possession, an ideal home for the growing family and for those looking to put their stamp on. A viewing comes highly recommended.





#### KITCHEN

6'1" x 7'5" [1.86m x 2.27m]

Wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, space for cooker, sliding door to the pantry and door to the side into the utility room. UPVC double glazed window to the rear.

#### UTILITY

7'9" x 7'1" [2.37m x 2.17m]

UPVC to two sides and window to the rear. Plumbing for a washing machine, space for fridge and freezer. Door into the garage.

#### FIRST FLOOR LANDING

Loft access, UPVC double glazed frosted window to the side, doors to three bedrooms and the bathroom.

#### BATHROOM/W.C.

5'9" x 7'6" [1.76m x 2.30m]

Low flush w.c., pedestal wash basin, panelled bath with electric shower, airing cupboard, UPVC double glazed frosted window to the rear and radiator.



#### BEDROOM THREE

6'8" x 5'11" [2.05m x 1.82m]

UPVC double glazed window to the front and the Ideal boiler is housed in here (installed in 2019).

#### OUTSIDE

To the front there is a lawned garden and driveway providing off street parking leading to the garage with electric roller door, examination pit, electric sockets and lighting, water tap and reinforced foundations for extension above (planning has now lapsed). To the rear is an attractive lawned garden incorporating flagged patio. Vendor is advises us that the property is south facing and open aspect.



#### ACCOMMODATION

##### ENTRANCE PORCH

UPVC double glazed French doors into entrance porch and UPVC door into entrance hall.

##### ENTRANCE HALL

Stained glass window to the side, stairs to the first floor landing, radiator and door to the lounge, dining room and kitchen.

##### LOUNGE

10'7" x 12'4" [3.24m x 3.76m]

UPVC double glazed walk in bay window to the front, radiator, coving to the ceiling and electric fire. Sliding doors into the dining room.



#### CONSERVATORY

6'6" x 7'6" [1.99m x 2.31m]

Fully UPVC double glazed with door to the rear.



#### DINING ROOM

11'1" x 10'7" [3.40m x 3.24m]

Coving to the ceiling, radiator and double glazed sliding aluminium doors into the conservatory.

#### BEDROOM ONE

8'10" [max] x 9'10" [min] x 13'4" [2.71m [max] x 3.02m [min] x 4.07m]

UPVC double glazed walk in bay window to the front and radiator.



#### BEDROOM TWO

10'7" x 10'7" [3.23m x 3.25m]

UPVC double glazed window to the rear and radiator.

#### 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.