

**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



## 6 The Rowick, Wakefield, WF2 9SY

### For Sale Freehold Offers In The Region Of £220,000

Located on a modern and attractive development is this mid town house having spacious accommodation over three levels with four bedrooms, two bedrooms benefiting from en suite shower rooms, off road parking and enclosed rear garden.

The accommodation, which benefits from UPVC double glazing and gas central heating, comprises of entrance hall with built in cloakroom, downstairs w.c., integral garage and spacious kitchen with UPVC double glazed French doors to the rear garden. To the first floor there is the living room and bedroom two with en suite shower room/w.c. The second floor has three further bedrooms, the principal bedroom also benefiting from an en suite shower room/w.c. in addition to the main house bathroom/w.c. Outside, to the front a tarmac driveway provides off road parking and a low maintenance garden area, whilst to the rear there is a low maintenance timber decked patio area enclosed by timber panelled fence surrounds.

The property is within walking distance to the local amenities and schools nearby, local bus routes travel to and from Wakefield city centre. Westgate train station is a short distance away ideal for those looking to commute further afield along with Junction 40 of the M1 motorway.

An internal viewing is highly recommended.

#### IMPORTANT NOTE TO PURCHASERS

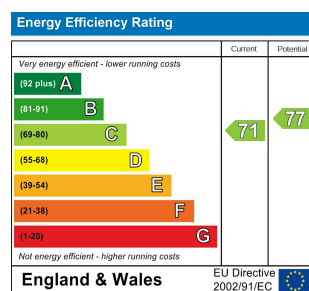
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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 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.



## ACCOMMODATION

### ENTRANCE HALL

Timber front entrance door, Porcelain tiled floor, central heating radiator, wood panelling to the walls, built in cloakroom with double doors, doors to the integral single garage, downstairs w.c. and kitchen. Staircase leading to the first floor landing.

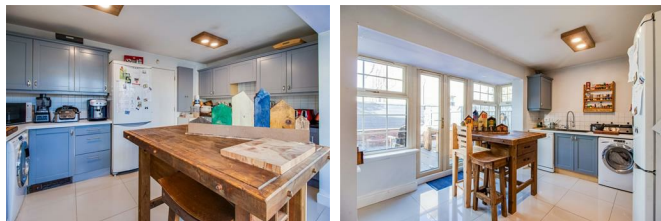
### W.C.

Wall hung wash basin with two taps and tiled splashback, central heating radiator, Porcelain tiled floor, low flush w.c., extractor fan to the ceiling.

### KITCHEN

14'9" x 11'10" max into bay x 8'9" min [4.51m x 3.63m max into bay x 2.68m min]

A range of wall and base units with laminate work surface over, tiled splashback, 1 1/2 sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for fridge freezer, plumbing and drainage for a dishwasher, integrated oven and grill with four ring gas hob and cooker hood over, UPVC double glazed French doors into the rear garden with UPVC double glazed windows surrounding. Porcelain tiled floor, kickheater.



### FIRST FLOOR LANDING

Central heating radiator, staircase leading to the second floor, doors into the living room and bedroom two.

### LIVING ROOM

13'10" x 14'10" [4.22m x 4.53m]

Laminate flooring, two UPVC double glazed windows to the front, two central heating radiators.

### BEDROOM TWO

14'9" x 8'9" max x 6'5" min [4.52m x 2.68m max x 1.97m min]

Laminate flooring, two UPVC double glazed windows to the rear, central heating radiator, door into the en suite shower room/w.c.



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

9'2" x 4'1" [2.80m x 1.26m]

Larger than average shower cubicle with bi-folding doors and mixer shower, low flush w.c., pedestal wash basin with mixer tap, tiled splashback, central heating radiator, extractor fan to the ceiling.



### SECOND FLOOR LANDING

Doors leading off to three further bedrooms and the house bathroom/w.c. Laminate flooring, central heating radiator, loft access.

### BEDROOM ONE

14'9" x 12'10" max x 11'3" min [4.51m x 3.93m max x 3.44m min]

Two UPVC double glazed windows to the front, central heating radiator, fitted wardrobes to one walls, door into the en suite shower room/w.c.



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

6'1" x 5'8" [1.86m x 1.75m]

Pedestal wash basin with mixer tap and tiled splashback, enclosed curved corner shower cubicle with sliding doors and mixer shower, a low flush w.c., central heating radiator and an extractor fan to the ceiling.

### BEDROOM THREE

7'11" x 7'7" [2.43m x 2.32m]

UPVC double glazed window to the rear elevation, central heating radiator, two built in storage cupboards.

### BEDROOM FOUR

8'11" x 6'11" [2.73m x 2.11m]

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

### HOUSE BATHROOM/W.C.

5'2" x 8'1" [1.58m x 2.47m]

Panelled bath with two taps and tiled splashback, pedestal wash basin with mixer tap and tiled splashback, low flush w.c., extractor fan to the ceiling, central heating radiator and Porcelain tiled floor.

### OUTSIDE

Tarmac driveway providing off road parking, pebbled garden area with planted borders. To the rear there is a low maintenance rear garden, which is timber decked and perfect for entertaining and dining purposes. Timber panelled fence surrounds, water point connection, timber gate providing access down a ginnel.



### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.

### SOLAR PANELS LEASED

The property benefits from an array of photovoltaic solar panels which are subject to a lease arrangement. A full copy of our lease is available within our office.