



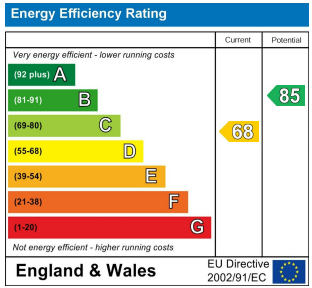
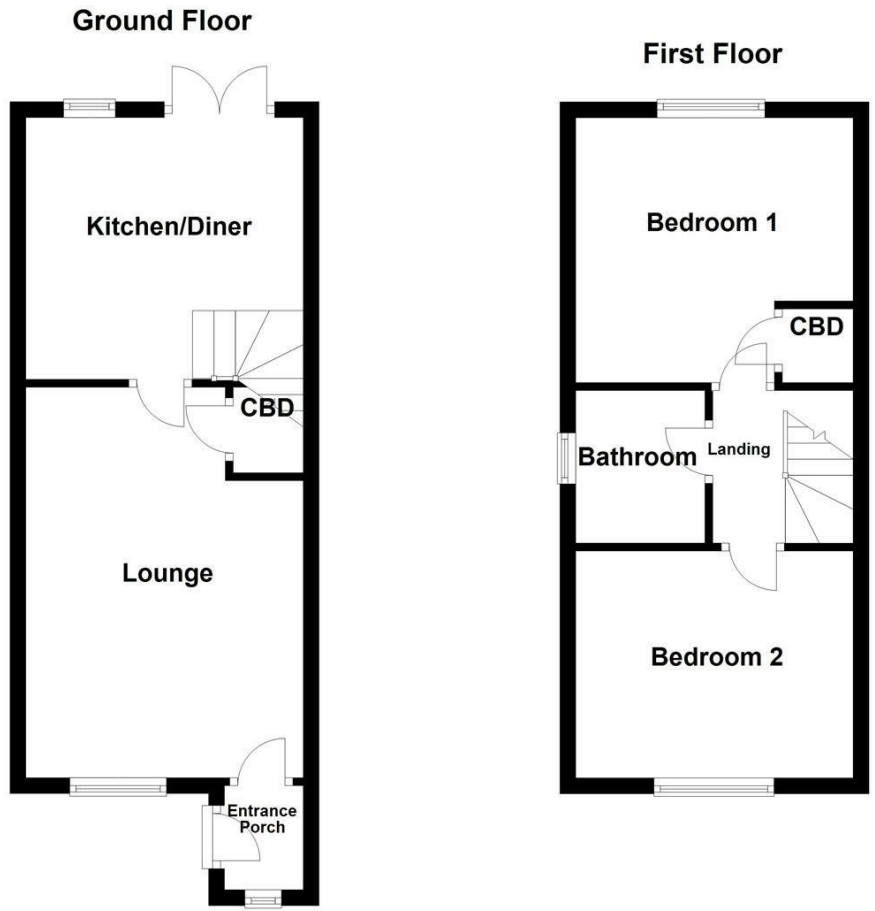
WAKEFIELD
01924 291 294

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.



32 Foxglove Folly, Wakefield, WF2 0FF
For Sale Freehold £174,950

Enjoying a tucked away position within this modern development is this well appointed and attractive two double bedroom semi detached house benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance porch, lounge, kitchen diner, first floor landing, two double bedrooms and the house bathroom/w.c. Outside there is a lawned garden to the front and a driveway providing off road parking leading to semi detached brick built garage and to the rear there is an attractive lawned garden incorporating flagged and timber decked patio areas.

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

An ideal opportunity for the first time buyer, couple or family looking to gain access to the property market and a viewing comes highly recommended to fully appreciate and to avoid disappointment.



ACCOMMODATION

ENTRANCE PORCH

UPVC double glazed window to the side, radiator, door leading into the lounge.

LOUNGE

16'0" x 12'0" [4.90m x 3.67m]

Gas fire with marble back and hearth within modern surround, coving to the ceiling, two radiators, UPVC double glazed window to the front, understairs storage, coving to the ceiling.



KITCHEN DINER

10'11" x 11'11" [3.34m x 3.65m]

A range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring gas hob, space for fridge and freezer, plumbing for washing machine, under plinth lighting. UPVC double glazed window and French doors to the rear, radiator, staircase to the first floor landing and boiler. Spotlights to the ceiling.



FIRST FLOOR LANDING

Coving to the ceiling, recessed LED spotlights, doors to two bedrooms and bathroom/w.c.

BEDROOM ONE

10'11" x 9'0" [3.34m x 2.75m]

UPVC double glazed window to the rear, radiator, loft access, airing cupboard and built in wardrobe space with sliding doors to one wall.



BEDROOM TWO

9'7" x 12'0" [2.94m x 3.67m]

UPVC double glazed window to the front, radiator and coving to the ceiling.

BATHROOM/W.C.

5'6" x 6'4" [1.69m x 1.95m]

Low flush w.c., wash basin over pedestal and a panelled bath with electric shower over. Part tiled walls, UPVC double glazed frosted window to the side, recessed ceiling spotlights and radiator.

OUTSIDE

To the rear there is a lawned garden incorporating timber decked and stone flagged patio areas. To the front there is a lawned garden with driveway providing off road parking leading to brick built semi detached garage with up and over door.



COUNCIL TAX BAND

The council tax band for this property is B

EPC RATING

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

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.