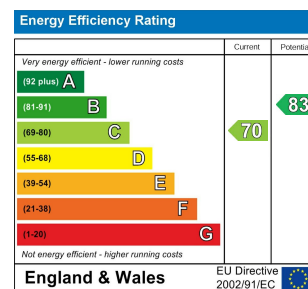




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**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.



## 8 Brayshaw Road, East Ardsley, Wakefield, WF3 2JJ

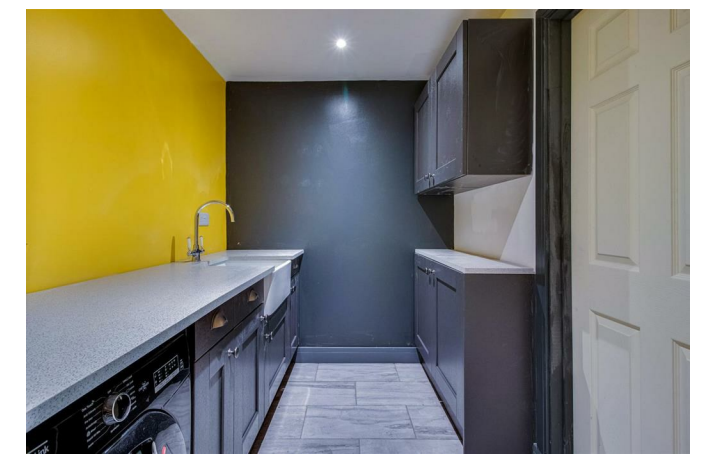
### For Sale Freehold Offers Over £325,000

Enjoying a cul-de-sac location is this three bedroom link detached true bungalow benefitting from modern shower room, extended L-shaped living room with bi-folding doors, off road parking and landscaped low maintenance rear garden.

The property fully comprises of entrance hall, three bedrooms, modern shower room/w.c., kitchen, dining room, living room, utility room with access to the downstairs w.c. and integral single garage. Outside the property is accessed via a cast iron sliding gate to the front providing access onto a block paved driveway providing off road parking for two vehicles. An Indian stone paved pathway leads to the low maintenance rear garden incorporating two tiered Indian stone paved patio areas, perfect for entertaining and dining purposes with a low maintenance artificial lawned garden, completely enclosed by timber panelled surround fences and solid brick built walls.

The property is within walking distance to the local amenities and schools located within East Ardsley. There is great access to the M1 and M62 motorway links which 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.



#### KITCHEN

9'8" x 8'11" (2.95m x 2.72m)

Range of wall and base units with laminate work surface over and tiled splash back above, integrated twin oven and grill with four ring gas hob and cooker hood above with curved glass surround. 1 1/2 stainless steel sink and drainer with chrome swan neck mixer tap and space for a freestanding fridge/freezer. UPVC double glazed window overlooking the front aspect, coving to the ceiling and inset spotlights to the ceiling. Laminate flooring, double timber doors providing access into the dining room, central heating radiator and the combi condensing boiler is housed within one of the kitchen cupboards.

#### DINING ROOM

15'3" x 9'8" (4.66m x 2.97m)

Central heating radiator, feature archway providing access into the living room, coving to the ceiling and living flame effect gas fire on a marble hearth with marble matching interior and surround.

#### ACCOMMODATION

##### ENTRANCE HALL

Coving to the ceiling, dado rail, laminate flooring, central heating radiator and doors providing access to three bedrooms, modern shower room, kitchen and built in cloakroom. An arched timber double glazed window with lead inserts looking through to the dining room and loft access.

##### BEDROOM ONE

9'9" x 12'0" (2.99m x 3.67m)

UPVC double glazed window overlooking the rear aspect, coving to the ceiling and central heating radiator.



##### BEDROOM TWO

6'5" x 11'0" (1.98m x 3.37m)

Coving to the ceiling, UPVC double glazed windows to the front and side aspect, central heating radiator, dado rail and inset spotlights to the ceiling.



##### BEDROOM THREE

7'0" x 9'3" (2.14m x 2.84m)

UPVC double glazed window overlooking the front aspect, coving to the ceiling, dado rail, laminate flooring and central heating radiator.

##### SHOWER ROOM/W.C.

9'10" (max) x 7'8" (min) x 6'5" (3.01m (max) x 2.36m (min) x 1.97m)

Three piece suite comprising walk in shower cubicle with solid glass shower screen, chrome rain shower head and shower attachment, concealed low flush w.c. and ceramic wash basin built into laminate work surface with high gloss vanity drawers below and chrome mixer tap. Partially tiled walls, large chrome ladder style radiator, coving to the ceiling, UPVC double glazed frosted window overlooking the rear aspect and laminate flooring.



#### LIVING ROOM

12'4" (min) x 23'9" (max) x 16'5" (3.78m (min) x 7.25m (max) x 5.01m)

Inset spotlights to the ceiling, karndean/antico flooring, dark grey contemporary radiator, two double glazed lantern windows providing a wealth of natural light, UPVC double glazed bi-folding doors to the rear garden and three UPVC double glazed windows to the rear. Office desk with base units and dark grey laminate work surface over. Door providing access into the utility room.



#### UTILITY

6'2" x 7'6" (1.88m x 2.31m)

Range of wall and base units with quartz work surface over, Belfast ceramic sink with chrome swan neck mixer tap, space and plumbing for a washing machine, fully tiled floor, inset spotlights to the ceiling, sliding timber door providing access to the w.c.

#### W.C.

3'2" (max) x 2'9" (min) x 7'1" (0.98m (max) x 0.85m (min) x 2.17m)

Fully tiled floor, low flush w.c., ceramic wash basin built into a high gloss vanity cupboard with chrome mixer tap, wall mounted extractor fan, inset spotlights to the ceiling and timber door providing access into the integral garage.

#### INTEGRAL GARAGE

16'2" x 8'9" (4.94m x 2.69m)

Strip lighting, electric roller door to the front, power and light.

#### OUTSIDE

To the property is accessed via an electric cast iron sliding gate providing access onto a block paved driveway providing off road parking for two vehicles leading to the single integral garage with roller door. There is a solid brick built wall with cast iron railing above curving round to an Indian stone paved pathway with planted border and low maintenance pebbled edge leading into an attractive tiered rear garden incorporating two tiered Indian stone paved patios, perfect for entertaining and dining purposes. There is a ramp providing disability access to the property. The rear garden is completely enclosed by timber panelled surround fences and solid brick built walls.



#### 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.