

WAKEFIELD  
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OSSETT  
01924 266 555

HORBURY  
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NORMANTON  
01924 899 870

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**10 Bottle Kiln Rise, Wakefield, West Yorkshire, WF1 2GG**

**For Sale Freehold £355,000**

Built by Persimmon Homes is this superbly appointed and spacious four bedroom executive detached family home under NHBC warranty and benefiting from fitted wardrobes to the principal bedroom and having been majority carpeted throughout.

The accommodation comprises entrance hallway, downstairs w.c., lounge, modern fitted open plan kitchen/diner, first floor landing, four well proportioned bedrooms, the principal with en suite shower room/w.c. and the main house bathroom/w.c. Outside, there is a garden to the front with a driveway providing off street parking for two vehicles leading to the garage, whilst to the rear a good size garden incorporating flagged patio area.

The property is conveniently located within close proximity to local amenities including shops and schools, local bus routes are nearby and the Snowhill retail park is within walking distance from the property, with shops such as Aldi, Iceland, Greggs, Costa Coffee, McDonalds and Subway etc. There is easy access to Junction 41 of the M1 motorway, which is ideal for the commuter wishing to work or travel further afield.

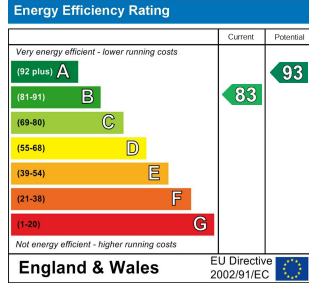
Offered with no chain, simply a fantastic family home which deserves an easily viewing to fully appreciate and avoid any disappointment.

**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

Composite front entrance door leading into the entrance hall. Doors to the downstairs w.c., lounge and kitchen/diner. Central heating radiator.

### LOUNGE

13'5" x 10'2" [4.08 x 3.10]

UPVC double glazed window to the front, central heating radiator.



### KITCHEN/DINER

24'5" x 8'9" [7.44 x 2.66]

Fitted with a range of modern wall and base units with work surface over, integral oven with four ring gas hob having cooker hood over, integrated fridge/freezer, plumbing and spaces for a washing machine and dishwasher, 1.5 stainless steel sink unit with drainer and mixer tap, UPVC double glazed window and French doors to the rear. Tiled flooring.

### DOWNSTAIRS W.C.

Two piece suite comprising low flush w.c. and wash basin. Central heating radiator.

### FIRST FLOOR LANDING

UPVC double glazed window on the staircase, loft access, storage cupboard and doors to four bedrooms and the house bathroom/w.c.

### BEDROOM ONE

10'9" x 16'7" [3.27 x 5.05]

UPVC double glazed window to the front, central heating radiator, modern fitted wardrobes with sliding doors to one wall and door to the en suite shower room/w.c.



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

5'5" x 4'11" [1.64 x 1.50]

Double shower cubicle with Mira mixer shower, fully tiled walls, radiator with low flush w.c., pedestal wash basin, tiled splashback,

vinyl flooring, UPVC double glazed frosted window to the front and radiator.



### BEDROOM TWO

10'9" x 12'0" [3.28 x 3.66]

UPVC double glazed window to the rear and central heating radiator.



### BEDROOM THREE

9'11" x 9'2" [3.03 x 2.79]

UPVC double glazed window to the front, central heating radiator.



### BEDROOM FOUR

8'6" x 8'8" [2.60 x 2.63]

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

### HOUSE BATHROOM/W.C.

8'7" x 6'3" [2.61 x 1.90]

Three piece white suite comprising panelled bath, low flush w.c. and pedestal wash basin. Part tiled walls, vinyl flooring, UPVC double glazed frosted window to the rear and central heating radiator.



### OUTSIDE

Lawned garden to the front and a tarmac driveway providing off street parking for two vehicles leading to the integral garage with up and over door. Lawned garden to the rear incorporating flagged patio area.



### COUNCIL TAX BAND

The council tax band for this property is E.

### 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 six 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.