



WAKEFIELD
01924 291 294

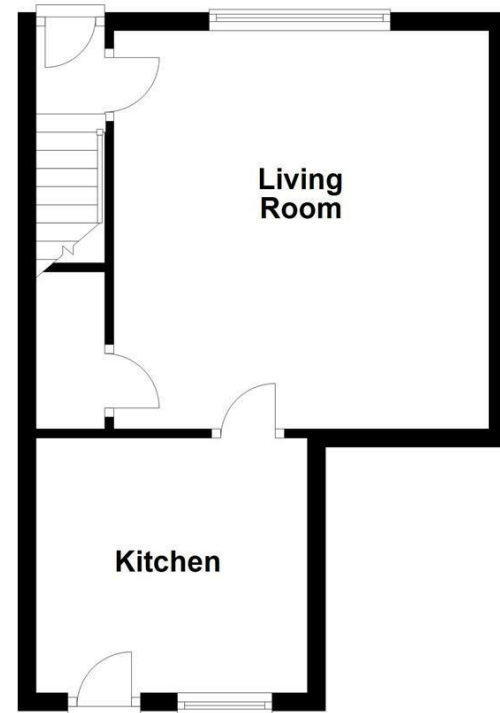
OSSETT
01924 266 555

HORBURY
01924 260 022

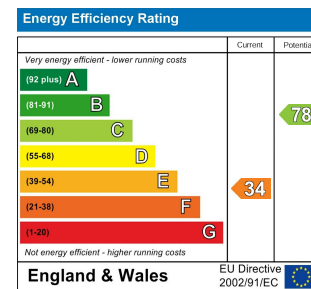
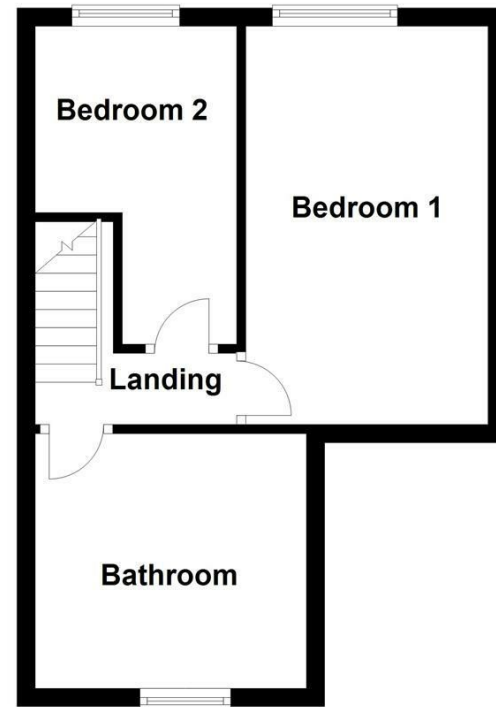
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



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.



173 Haigh Moor Road, Tingley, Wakefield, WF3 1EH

For Sale Freehold £190,000

Superbly appointed throughout is this deceptively spacious two bedroom MATURE MID COTTAGE property set back from the main roadside.

With UPVC double glazing and gas central heating, the property fully comprises of entrance hall, living room and modern fitted kitchen. Stairs to the first floor lead to two bedrooms and large house bathroom/w.c. Outside to the front is an attractive lawned garden incorporating feature Indian stone terrace patio. Whilst to the rear there is off street parking for one vehicle.

Situated in a sought after village location within Tingley, the property is well placed to local amenities including shops, schools and reservoir, ideal for country walks. There is good access to the motorway network for those looking to travel further afield.

Simply a fantastic home, ideal for the first time buyer, couple or small family looking to gain access onto the property market and an early viewing comes highly recommended to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor, UPVC door to the front, radiator and laminate floor.

LIVING ROOM

13'4" x 14'4" [4.07m x 4.39m]

Limestone feature fire surround incorporating bio ethanol fireplace with tiled hearth, UPVC double glazed window to the front, radiator and laminate floor. Door to entrance hallway and door leading down to the cellar with light.



KITCHEN

8'5" x 6'7" [2.58m x 2.03m]

UPVC rear entrance door into the contemporary kitchen.

Range of solid wood soft close wall and base units with matching work surface over incorporating ceramic sink and drainer with mixer tap and tiled splash back. Plumbing for a washing machine, integrated oven and grill, four ring stainless steel gas hob, integrated fridge and freezer. Under plinth lighting, recess ceiling spotlights, laminate floor, UPVC double glazed window and door to the living room.



FIRST FLOOR LANDING

Doors to two bedrooms and the bathroom.

BEDROOM ONE

8'10" x 14'4" [2.70m x 4.37m]

UPVC double glazed window to the front, loft access and radiator.



BEDROOM TWO

11'5" x 4'1" [min] x 7'1" [max] [3.48m x 1.27m [min] x 2.16m [max]]

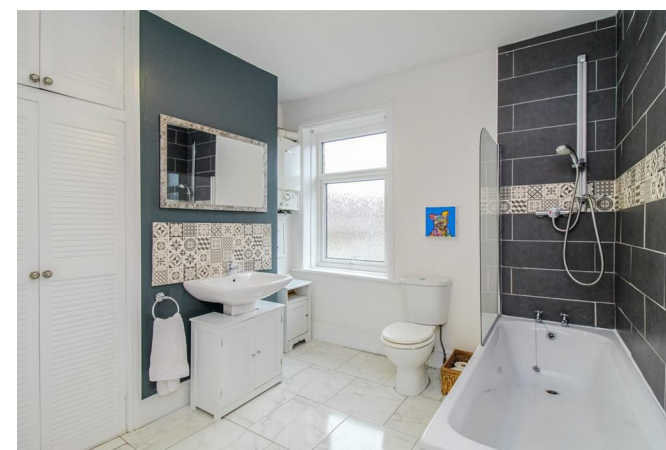
UPVC double glazed window to the front and radiator.



BATHROOM/W.C.

8'6" x 8'1" [min] x 9'3" [max] [2.61m x 2.47m [min] x 2.82m [max]]

Low flush w.c., pedestal wash basin, panelled bath with mixer shower over, heated chrome towel radiator, fully tiled floor and airing cupboard. UPVC double glazed frosted window to the rear and the combination boiler is housed in the bathroom.



OUTSIDE

To the front is a lawned garden incorporating attractive Indian stone terrace patio with lighting and timber framed shed. There is off street parking to the rear for one vehicle.



PLEASE NOTE

Under the Estate Agency Act 1974, we will point out that the vendor in this instance is a relative of an employee of Richard Kendall Estate Agent.

COUNCIL TAX BAND

The council tax band for this property is A.

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.