



WAKEFIELD
01924 291 294

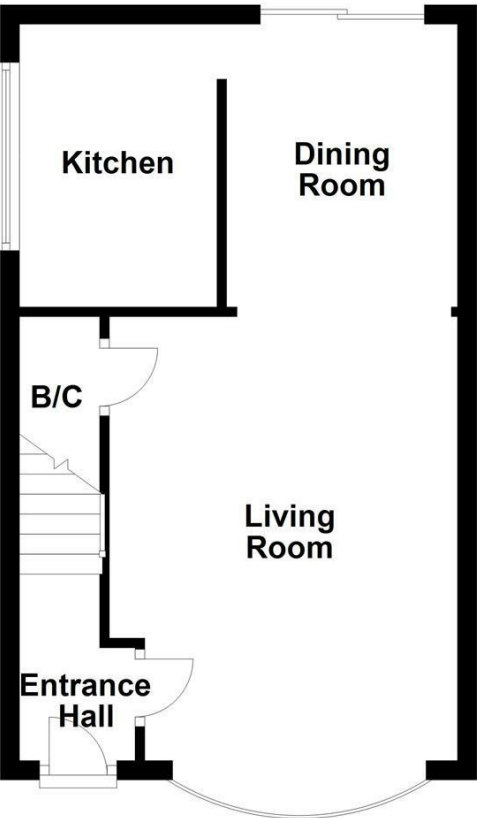
OSSETT
01924 266 555

HORBURY
01924 260 022

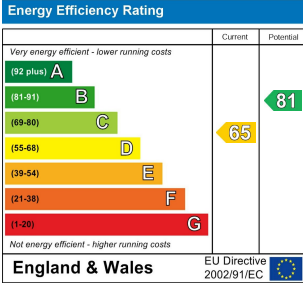
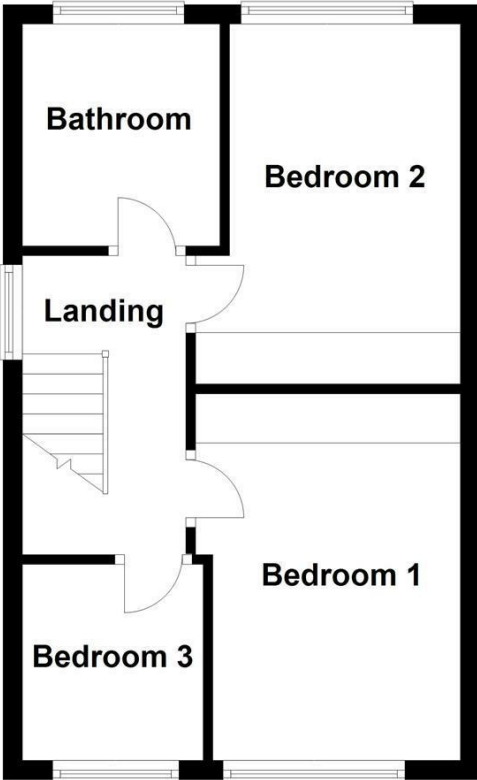
NORMANTON
01924 899 870

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.



7a Haigh Moor Road, Tingley, Wakefield, WF3 1ED

For Sale Freehold £170,000

A fantastic opportunity to purchase this three bedroom semi detached house benefitting from spacious living room, four piece suite house bathroom and enclosed low maintenance rear garden.

With UPVC double glazing and gas central heating, the property briefly comprises of entrance hall, living room with archway into the dining room and kitchen. The first floor landing leads to three bedrooms and a four piece suite house bathroom/w.c. Outside to the front is an attractive lawned front garden with a shared block paved driveway providing off road parking leading to the single detached garage. A timber gate provides access into the rear garden where there is a low maintenance garden with two tiered paved patio areas, perfect for al fresco dining, completely enclosed by timber panelled surround fences.

The property is situated close to local amenities and schools with main bus routes running to and from Wakefield and Leeds. The M1 and M62 motorway links 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.



ACCOMMODATION

ENTRANCE HALL

Central heating radiator, staircase with double handrail leading to the first floor landing and door leading into the living room.

LIVING ROOM

10'7" (min) x 11'9" (max) x 15'1" [3.24m (min) x 3.60m (max) x 4.61m]
Coving to the ceiling, two wall lights, gas fire on a marble hearth with marble matching interior and wooden decorative surround. UPVC double glazed bow window overlooking the front aspect, central heating radiator and door providing access into the boiler cupboard housing the combi condensing boiler and fixed shelving. Archway providing access into the dining room.



DINING ROOM

9'8" x 7'9" [2.95m x 2.38m]

Two wall lights, coving to the ceiling, central heating radiator and a set of UPVC double glazed sliding patio doors leading into the rear garden. Opening providing access into the kitchen.



KITCHEN

6'7" x 9'8" [2.03m x 2.96m]

Range of wall and base units with laminate work surface over and tiled splash back above, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, space for a fridge and freezer. Integrated oven and grill with four ring gas hob and cooker hood over. UPVC double glazed window overlooking the side aspect and strip lighting.

FIRST FLOOR LANDING

Loft access, UPVC double glazed frosted window overlooking the side elevation and doors to three bedrooms and the house bathroom.

BEDROOM ONE

9'0" (max) x 8'5" (min) x 12'4" [2.75m (max) x 2.58m (min) x 3.78m]
UPVC double glazed window overlooking the front elevation, central heating radiator and two double fitted wardrobes.



BEDROOM TWO

8'11" (max) x 8'0" (min) x 12'5" [2.74m (max) x 2.45m (min) x 3.79m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and two double fitted wardrobes.



BEDROOM THREE

6'7" x 6'0" [2.03m x 1.83m]

UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.

7'6" x 6'5" [2.30m x 1.96m]

Four piece suite comprising enclosed shower cubicle with glass door and electric shower within, pedestal wash basin with two taps and tiled splash back, panelled bath with two taps and low flush w.c. UPVC double glazed frosted window overlooking the rear elevation, central heating radiator and fully tiled floor.



OUTSIDE

To the front of the property there is an attractive lawned front garden with a block paved shared driveway running down the side of the property providing ample off road parking leading to the single detached garage with manual up and over door and timber single glazed window to the side. A timber gate accesses the enclosed rear garden. To the rear is a low maintenance garden with two tiered patio areas, completely enclosed by timber panelled surround fences.



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.