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NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



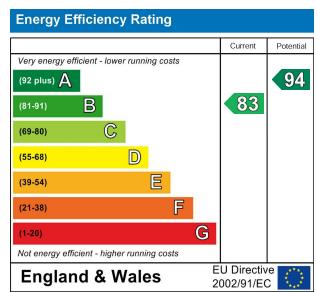
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take 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.

## 5 Blossom Chase, Kirkhamgate, WF2 0GY

**For Sale Freehold £250,000**

Situated on this modern development is this superbly presented three bedroom semi detached property benefitting from driveway parking and enclosed rear garden.

The property briefly comprises of the entrance hall, living room, spacious kitchen/diner and downstairs w.c. The first floor landing leads to three bedrooms and family bathroom/w.c. Externally the property has tarmacadam driveway for two vehicles to the front and low maintenance lawns with patio seating to the rear.

Situated in Kirkhamgate, the property is ideally located for all local shops and amenities. Main bus routes run to and from Wakefield city centre and the motorway network is a short drive away for those looking to travel further afield.

Done to a superb standard, this property would make a superb family home and a viewing is highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

Central heating radiator, UPVC double glazed window to the side elevation, stairs to the first floor landing and access to the living room.

### LIVING ROOM

13'10" x 11'9" [4.24m x 3.60m]

UPVC double glazed box window to the front elevation, central heating radiator and access to the inner hallway.



### INNER HALLWAY

Access to the downstairs w.c. and built in storage cupboard. Door to the kitchen/diner.

### W.C.

5'9" x 2'11" [1.76m x 0.90m]

UPVC double glazed frosted window to the side elevation. Two piece suite comprising low flush w.c., wash hand basin with hot/cold tap and tiled splash back. Central heating radiator and spotlights to the ceiling.

### KITCHEN/DINER

17'3" x 8'2" [max] [5.28m x 2.5m [max]]

Range of wall and base units with integrated oven, integrated hob, space for a fridge/freezer, space for a washing machine, central heating radiator, spotlights to the ceiling, UPVC double glazed window and door to the rear elevation.



### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, built in storage cupboard and access to three bedrooms and family bathroom.

### BEDROOM ONE

14'5" x 10'5" [4.41m x 3.19m]

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



### BEDROOM TWO

10'5" x 11'0" [3.18m x 3.36m]

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



### BEDROOM THREE

10'6" x 8'3" [max] [3.22m x 2.53m [max]]

UPVC double glazed window to the front elevation, built in storage cupboard and central heating radiator.

### BATHROOM/W.C.

6'5" x 6'2" [1.97m x 1.90m]

UPVC double glazed frosted window to the rear elevation. Three piece suite comprising wall mounted shower over the bath, wash hand basin with hot/cold tap and low flush w.c. Chrome style ladder radiator, spotlights to the ceiling and partially tiled.



### OUTSIDE

To the front of the property there is a low maintenance lawn with tarmacadam driveway parking for two vehicles. To the rear there is a flagged patio seating area with low maintenance lawn and space for a storage shed, surrounded by wood fencing.



### COUNCIL TAX BAND

The council tax band for this property is B.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.