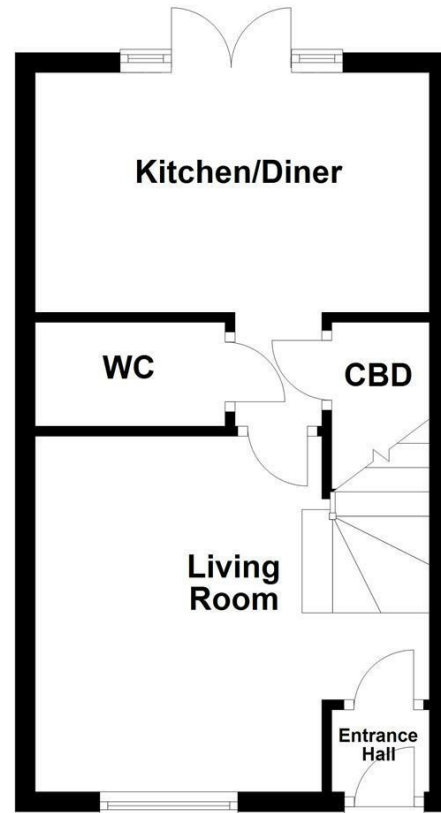


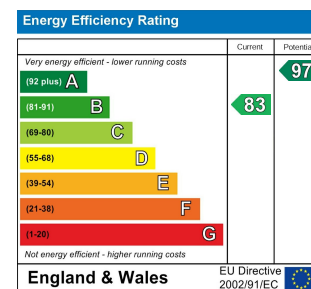
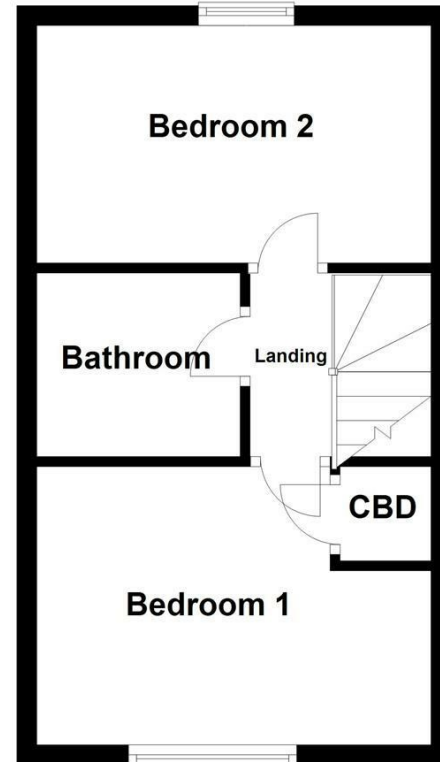


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### Ground Floor



### 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.



## 51 St Michaels Drive, East Ardsley, WF3 2GA

For Sale Freehold £224,995

Nestled in this sought after development is this two bedroom terrace home benefitting from modern fitted kitchen and bathroom, off road parking for two vehicles and enclosed rear garden.

The property briefly comprises of the entrance hall, living room and kitchen/diner with understairs storage and access to the downstairs w.c. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front there is block paved parking for two vehicles and a tarmac pathway to the front door. To the rear is a lawned garden incorporating a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

The property is well placed to local amenities including shops and schools, with local bus routes nearby and has great access the motorway network.

Simply a fantastic home, ideal for the working couple or family looking to gain access to the property market and a viewing comes highly recommended.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



## ACCOMMODATION

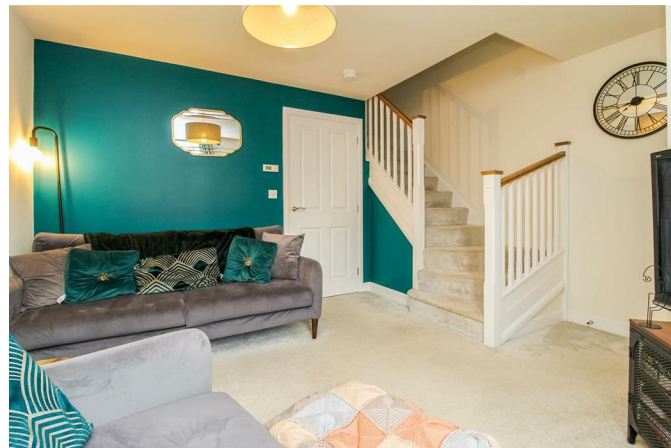
### ENTRANCE HALL

Central heating radiator and door to the living room.

### LIVING ROOM

12'11" x 11'8" [max] x 8'7" [min] [3.96m x 3.56m [max] x 2.64m [min]]

Stairs to the first floor landing, UPVC double glazed window to the front and door to the kitchen/diner.



### KITCHEN/DINER

12'9" x 11'7" [max] x 7'4" [min] [3.91m x 3.55m [max] x 2.26m [min]]

Range of modern wall and base units with wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and slimline dishwasher. Integrated four ring gas hob with partial stainless steel splash back and extractor hood above. Space for a fridge/freezer. Access to the understairs storage cupboard, door to the downsize w.c., set of UPVC double glazed French doors to the rear garden with windows either side. The Ideal boiler is housed in here.

### W.C.

6'3" x 3'5" [1.92m x 1.06m]

Central heating radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

### FIRST FLOOR LANDING

Loft access, central heating radiator and doors to two bedrooms and the house bathroom.

### BEDROOM ONE

9'4" x 12'11" [max] x 9'3" [min] [2.86m x 3.96m [max] x 2.84m [min]]

Overstairs storage cupboard, UPVC double glazed window to the front, central heating radiator and decorative panelling to one wall.



### BEDROOM TWO

12'11" x 7'6" [3.96m x 2.31m]

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



### BATHROOM/W.C.

6'4" x 6'0" [1.95m x 1.84m]

Extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back, panelled bath with mixer tap and shower head attachment. Partially tiled.



### OUTSIDE

To the front of the property there is block paved parking spaces for two vehicles and a tarmacadam pathway to the front door. To the rear the garden is laid to lawn incorporating a paved patio area, perfect for dining and entertaining, fully enclosed by timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.