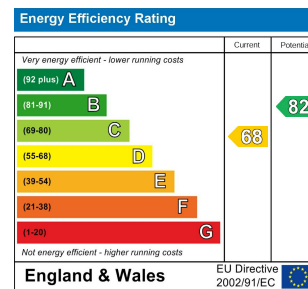
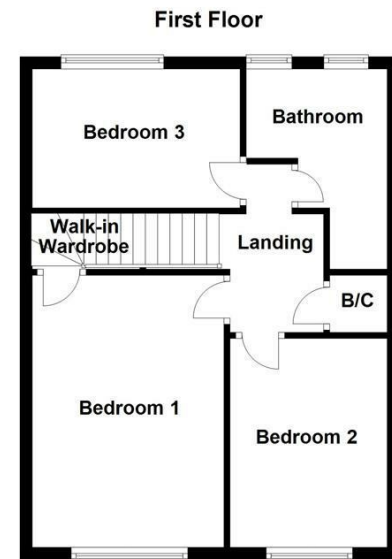
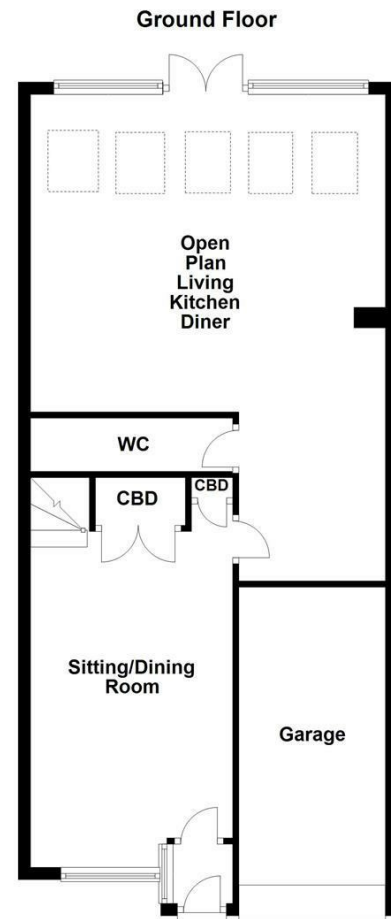




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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective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



22 Brayshaw Road, East Ardsley, Wakefield, WF3 2JJ

For Sale Freehold £345,000

Nestled in a cul-de-sac location is this three bedroom detached family home which has been extended to the rear to enjoy a stunning open plan living/kitchen/diner with quartz work surfaces and integrated appliances. The property boasts two large reception rooms, off road parking furthered by an integral garage and enclosed attractive rear garden.

With UPVC double glazing and gas central heating, the property fully comprises of entrance porch, sitting/dining room with access to understairs storage cupboards, open plan living/kitchen/diner and modern downstairs w.c. to complete the ground floor. Stairs to the first floor landing lead to three double bedrooms [bedroom one boasts a walk in wardrobe] and modern four piece suite house bathroom. Outside to the front is a pleasant lawned garden and double tarmac driveway providing ample off road parking for four vehicles leading to the integral single garage. A tarmac pathway runs down the side of the property through a timber gate leading to the larger than average rear garden incorporating an L-shaped Indian stone paved patio area, perfect for al fresco dining overlooking an attractive lawn, completely enclosed by timber panelled surround fences on all three sides.

The property is within walking distance to the local amenities and schools located within East Ardsley. There is great access to the M1 and M62 motorway links which 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 PORCH

Laminate flooring, UPVC double glazed frosted window to the front, UPVC double glazed window and door to the sitting/dining room.

SITTING/DINING ROOM

10'10" x 19'3" [min] x 21'7" [max] [3.31m x 5.89m [min] x 6.59m [max]]
UPVC double glazed window overlooking the front aspect, built in storage cupboards, laminate flooring, dark grey contemporary radiator, coving to the ceiling and staircase to the first floor landing. Doors providing access to the understairs storage cupboard and open plan living/kitchen/diner.



LIVING/KITCHEN/DINER

7'10" [min] x 18'11" [max] x 26'1" [2.40m [min] x 5.79m [max] x 7.96m]
Range of wall and base shaker style units with white quartz work surface over and quartz upstanding above. Central island with pop up electric points, Belfast sink with swan neck chrome mixer tap, integrated slimline wine fridge and breakfast seating for four. Integrated full size Neff dishwasher, Range cooker with five ring gas hob, quartz splash back and large cooker hood over. Space for an American style fridge/freezer with

built in wine rack above. Pull out pantry drawers providing a wealth of storage, full size washing machine and dryer. Porcelain tiled floor with underfloor heating, set of UPVC double glazed French doors with windows either side overlooking the rear garden. Five UPVC double glazed velux windows to the pitch sloping ceiling, inset spotlights and two central heating radiators. Timber door providing access into the downstairs w.c.



W.C.

10'11" x 2'10" [3.34m x 0.87m]
Low flush w.c., wash basin with chrome mixer tap built into high gloss vanity cupboard below, fully porcelain tiled floor with underfloor heating, part porcelain tiled walls, inset spotlights to the ceiling and central heating radiator.

FIRST FLOOR LANDING

Doors providing access to three bedrooms, four piece suite house bathroom and boiler cupboard. Loft access.

BEDROOM ONE

14'6" x 10'4" [4.43m x 3.15m]
UPVC double glazed window overlooking the front elevation, central heating radiator and built in walk in wardrobe with rails and shelving.



BEDROOM TWO

8'7" x 11'3" [2.62m x 3.43m]
UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE

7'4" x 11'1" [2.24m x 3.38m]
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.

3'1" [min] x 7'8" [max] x 10'4" [0.94m [min] x 2.35m [max] x 3.16m]
Modern four piece suite comprising walk in shower cubicle with mixer shower and chrome rain shower head attachment, low flush w.c., curved panelled bath with centralised swan neck chrome mixer tap and large wash basin with swan neck chrome mixer tap with vanity cupboard below. Dark grey ladder style radiator, fully tiled walls and floor, inset spotlights to the ceiling, extractor fan and two UPVC double glazed frosted windows overlooking the rear elevation.



OUTSIDE

To the front of the property there is a double tarmac driveway providing ample off road parking for four vehicles with a pleasant lawned garden to the side. The driveway leads to an integral single garage with manual up and over door, power and light within and two up and down chrome lights to the side of the garage door and an outside light and sensor over. A tarmac pathway runs down the side of the property through a timber gate leading to the rear garden where there is an Indian stone paved patio area outside the extended kitchen with double outside power socket, two outside lights and timber wooden pergola. There is a larger than average attractive lawn with timber panelled surround fences on three sides and a timber gate provides access down a pebbled pathway to the front.



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.