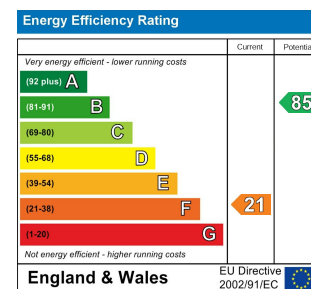
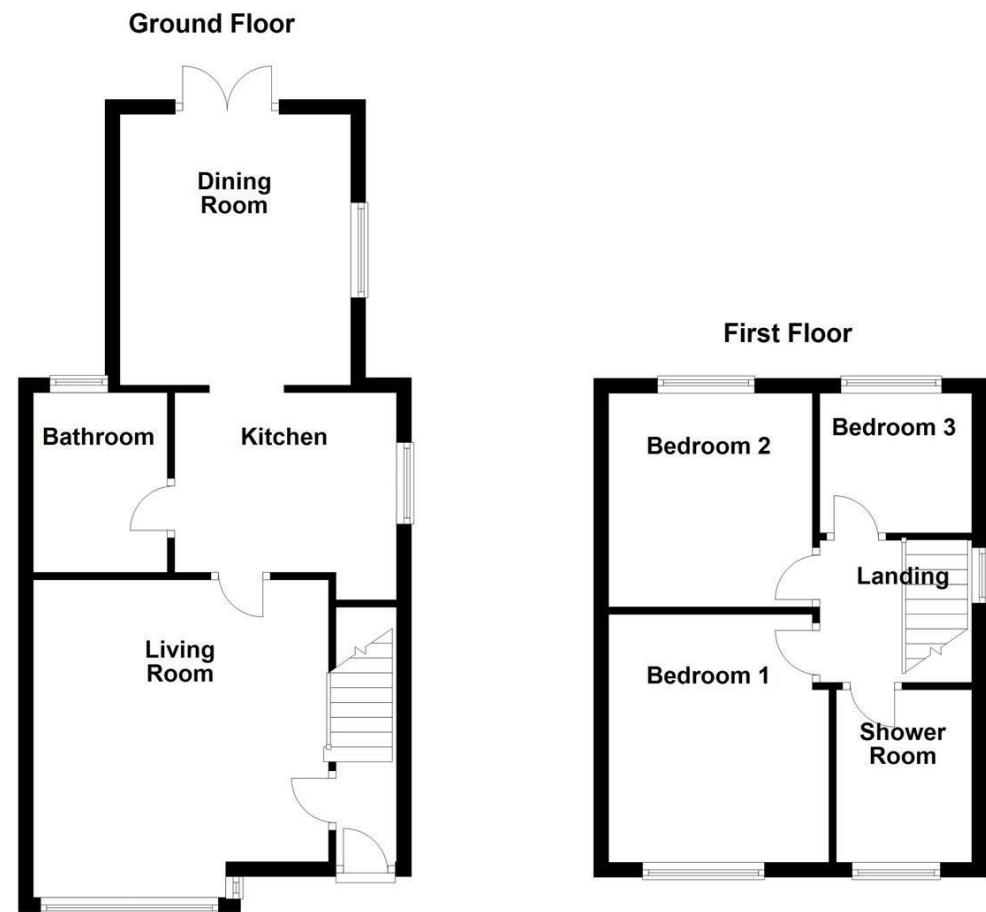




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



90 Haigh Moor Road, Tingley, Wakefield, WF3 1EE

For Sale Freehold Asking Price £240,000

Recently renovated and modernised to a fantastic standard is this superbly presented three bedroom semi detached property, benefits from ample driveway parking, rear garden, two reception rooms and two bathrooms.

The accommodation briefly comprises of an entrance hall, living room, kitchen with sitting/dining room off and downstairs bathroom/w.c. To the first floor landing there are three bedrooms and the shower room/w.c. Access to the loft, which has reinforced flooring having potential to extend further, subject to the necessary permissions. Externally there is low maintenance gardens to the front and rear with ample driveway parking.

The property is ideally located for all local amenities and shops that Tingley has to offer and is also a short drive away from the motorway network for those looking to commute further afield.

Done to a superb standard and ready to move into, the property could make a fantastic family home and a viewing is recommended.



ACCOMMODATION

HALLWAY

Front UPVC door, central heating radiator, staircase to the first floor landing, access to the living room.

LIVING ROOM

13'10" max x 12'9" [4.24m max x 3.91m]

UPVC double glazed box window to the front, central heating radiator, open fireplace with spotlights to the ceiling, door into the kitchen.



KITCHEN

12'2" max x 9'7" [3.72m max x 2.94m]

UPVC double glazed window to the side elevation, brand new modern fitted kitchen with an array of base and wall units for storage, stainless steel sink and drainer unit, central heating

radiator, spotlights to the ceiling, integrated induction hob with oven having tiled splashback with cooker hood, space for a fridge freezer, plumbing for a washing machine, access to the downstairs bathroom and to the rear extension.

DINING/SITTING ROOM

8'6" x 10'1" [2.61m x 3.08m]

UPVC double glazed window to the side elevation with rear UPVC French doors to the rear garden, central heating radiator, spotlights to the ceiling. The room can be used as a dining room or sitting room.



DOWNSTAIRS BATHROOM/W.C.

7'10" x 5'8" [2.4m x 1.75m]

Frosted UPVC double glazed window to the rear, newly fitted modern three piece suite with a wall mounted shower over the

bath, vanity wash hand basin with mixer tap and a low flush w.c. Black style ladder radiator and spotlights to the ceiling. Fully tiled around the shower and bath.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation. Access to three bedrooms and the shower room. Loft hatch to the storage loft, which has re-inforced flooring and has potential to extend further, subject to the necessary consents.

BEDROOM ONE

10'7" x 9'9" [3.23m x 2.99m]

UPVC double glazed window to the front elevation, central heating radiator, spotlights to the ceiling.



BEDROOM TWO

8'9" x 9'2" [2.67m x 2.8m]

UPVC double glazed window to the rear elevation, central heating radiator, spotlights to the ceiling.

BEDROOM THREE

6'11" x 6'1" [2.13m x 1.86m]

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

SHOWER ROOM/W.C.

7'7" x 5'11" [2.32m x 1.82m]

Frosted UPVC double glazed window to the front, shower cubicle with sliding screen and wall mounted shower, low flush w.c. and wash hand basin with part tiling. Chrome style ladder radiator, spotlights to the ceiling.



OUTSIDE

To the front of the property there is a pebbled driveway with ample space for several cars with borders to the side having soil bush and shrubbery. Gated side access with a further pebbled lawn to the side leading to the rear of the property. The rear has a low maintenance pebbled garden with soil bush and shrubbery border having potential to lawn or deck.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.