



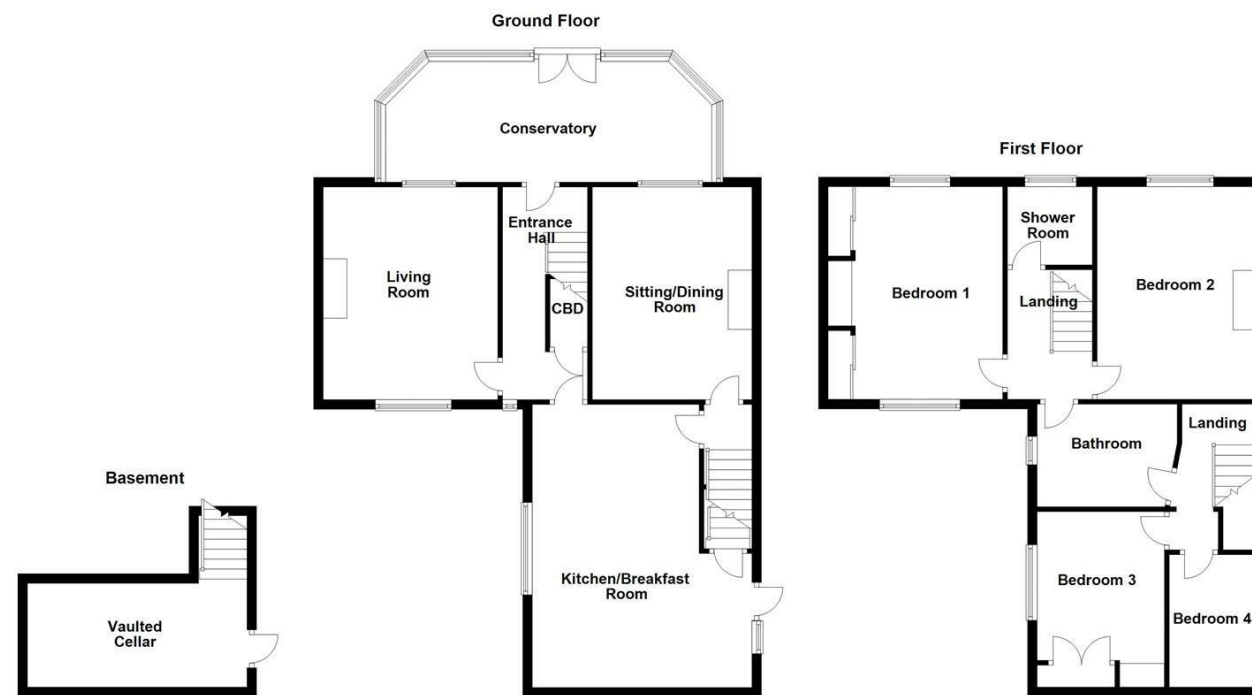
WAKEFIELD
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



8 Pilden Lane, East Ardsley, Wakefield, WF3 2HP

For Sale Freehold £435,000

Tucked away in the charming area of East Ardsley, this delightful four bedroom semi detached cottage benefits from two generous reception rooms, spacious kitchen breakfast room, four good size bedrooms, a shower room and a bathroom/w.c. Ample off road parking with a large driveway, a single garage, and an additional double garage.

The accommodation is thoughtfully laid out, featuring a spacious kitchen breakfast room and a central hallway leading to the living room, sitting/dining room, and a large conservatory. The lower ground floor reveals a vaulted cellar, perfect for storage or conversion. The first floor, accessible via two separate staircases, includes four bedrooms, a bathroom, and a shower room/w.c. The south facing exterior is equally impressive, with a block-paved driveway providing ample parking, a larger than average single garage, and a detached double garage. The attractive rear garden, adorned with mature trees and bushes, wraps around the property, offering a private outdoor space.

East Ardsley is approximately five miles south of Leeds and four miles northwest of Wakefield, and is nearby to local shops, and community amenities, with notable green spaces. Benefiting from its proximity to major transport routes, including the M1 motorway, making it a desirable location for commuters.

Only a full internal inspection will reveal all that is on offer at this quality home.



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ACCOMMODATION

KITCHEN BREAKFAST ROOM

19'5" x 15'5" max x 11'6" min [5.93m x 4.72m max x 3.53m min]

Solid wooden entrance door with sunlight. A range of wall and base units with laminate work surface over, tiled splashback, 1 1/2 ceramic sink and drainer with chrome mixer tap, plumbing and drainage for a washing machine and dishwasher. Stoves Range cooker with seven ring gas burners inset to the chimney breast recess with timber clad surround and picture rail. Inset spotlights to the ceiling, tiled floor, central heating radiator, UPVC double glazed entrance door out to the rear garden, UPVC double glazed windows to both the rear and front, timber doors into the entrance hall, sitting/dining room and doors with staircase leading to the first floor landing area and a staircase down to the cellar. Space for a fridge freezer, display cabinets.



ENTRANCE HALL

14'8" x 6'1" [4.49m x 1.86m]

Timber single glazed window to the front, laminate flooring, central heating radiator, ornate coving to the ceiling, ceiling rose, doors leading to the conservatory, living room and understairs storage cupboard. Staircase leading to the first floor.

SITTING/DINING ROOM

11'0" x 14'8" [3.37m x 4.49m]

Timber single glazed window looking into the conservatory, marble hearth with decorative brick surround and solid wooden mantle. Original picture rail, two wall lights, central heating radiator and laminate flooring.



LIVING ROOM

12'0" x 14'9" [3.66m x 4.52m]

Timber single glazed window to the conservatory, UPVC double glazed window to the front, dado rail, gas fire on a marble hearth with matching interior and wooden decorative surround, central heating radiator.

CONSERVATORY

8'0" x 22'5" [2.46m x 6.85m]

Stone built base with UPVC double glazed windows, tiled floor, ceiling fan, light and power.



VAULTED CELLAR

15'0" x 7'2" [4.59m x 2.19m]

Light, timber door to the rear garden. Yorkshire stone flagged floor.

FIRST FLOOR LANDING

Doors leading to two bedrooms, shower room/w.c. and bathroom/w.c.

BEDROOM ONE

14'8" x 10'2" to wardrobes [4.49m x 3.11m to wardrobes]

Fitted double wardrobes with mirrored sliding doors, original decorative painted Victorian fireplace, UPVC double glazed windows to the front and rear enjoying a dual aspect, two wall light points.



BEDROOM TWO

10'9" x 14'7" [3.30m x 4.45m]

Original Victorian fireplace painted, UPVC double glazed window to the rear, central heating radiator.



SHOWER ROOM/W.C.

5'4" x 5'7" [1.64m x 1.72m]

Wash basin with chrome waterfall mixer tap built into high gloss vanity drawers below and tiled splashback. Fully tiled shower cubicle with sliding shower door and electric shower and a low flush w.c. Partially tiled walls and tiled windowsill, ladder style radiator, UPVC double glazed frosted window to the rear.

HOUSE BATHROOM/W.C.

9'1" x 7'1" max x 4'5" min [2.77m x 2.17m max x 1.35m min]

UPVC double glazed window to the front, panelled bath with chrome waterfall mixer tap and pull out chrome shower attachment. Laminate wash basin with chrome mixer tap built into high gloss vanity cupboards and having vanity mirror over. Part tiled walls, contemporary radiator, UPVC cladding to the ceiling, inset spotlights, timber door into a further landing area.

FURTHER LANDING AREA

UPVC double glazed window to the rear elevation, central heating radiator, built in double door storage cupboards, doors leading to bedroom three and four.

BEDROOM THREE

8'10" x 11'1" [2.71m x 3.379m]

UPVC double glazed window to the front, central heating radiator, built in double door storage cupboard housing the combi condensing boiler.

BEDROOM FOUR

9'1" x 6'0" [2.78m x 1.85m]

UPVC double glazed window to the rear, contemporary radiator.

OUTSIDE

Timber gate providing access over a shared pebbled driveway with vehicular access. A larger than average single garage [measuring 6.46m x 3.39m] with electric roller door to the front, timber side entrance door with sunlight over, manual up and over door at the rear, power and light. Steps leads up to a front Yorkshire stone paved patio area, recessed cover porch with tiled roof, outside light, water point connection. To the rear of the garage there is a double width block paved driveway providing off road parking for at least four vehicles and leads to a detached double garage [measuring 5.73m x 5.76m] with twin manual up and over doors, power and light. Steps lead down to a large block paved patio area perfect for entertaining and dining purposes overlooking the attractive lawned rear garden that also flows around to the side of the conservatory enclosed by hedges and timber panelled fences. Greenhouse, raised planted beds, mature trees bordering and superb manicured hedges. Paved area. Large timber double shed with double doors and single glazed windows. Brick built outhouse with small timber door. Outside sensor lighting to the driveway and entrance door for the kitchen. Water point connection at the side of the double garage.



COUNCIL TAX BAND

The council tax band for this property is E

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.