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9 Butler Way, Wakefield, WF1 3DQ

For Sale Freehold Offers In The Region Of £350,000

Offering city centre living and originally built by Redrow is this superbly appointed deceptively spacious and versatile four bedroom mid town house benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, downstairs w.c., modern fitted kitchen diner, first floor landing, living room, bedroom one with walk in dressing area and en suite shower room/w.c., second floor landing, three further bedrooms, bedroom two with en suite shower room/w.c. and the main house bathroom/w.c. Outside to the front there is a tarmac driveway providing off street parking for two vehicles and leading to the garage. To the rear there is a lawned garden incorporating a flagged patio area.

The property is well placed to local amenities including shops and schools, local bus routes are nearby, train station and good access to the motorway network.

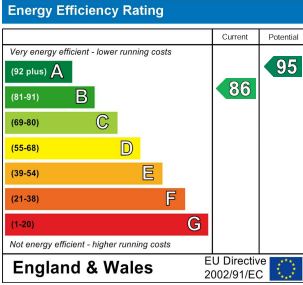
Simply a fantastic home ideal for the growing family and is offered for sale with no chain and vacant possession upon completion. A viewing comes highly recommended.

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.



ACCOMMODATION

ENTRANCE HALL

Composite entrance door, radiator, doors to the kitchen diner, boiler cupboard, integral garage, utility cupboard with plumbing for washing machine and a further door to downstairs w.c. Stairs to the first floor landing.

DOWNSTAIRS W.C.

Low flush w.c., wash basin, tiled splashbacks, radiator, recessed LED spotlights.

OPEN PLAN KITCHEN DINER

12'8" x 16'6" [3.88m x 5.04m]

Modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, integrated double oven and grill, integrated fridge freezer, integrated dishwasher, drawers, four ring gas hob with stainless steel back and extractor over, recessed LED spotlights, wood effect flooring, UPVC French doors to the rear with windows to either side. Radiator.



FIRST FLOOR LANDING

Radiator, doors to bedroom one and lounge. Stairs to the second floor landing. Two storage cupboards.

BEDROOM ONE

12'2" x 10'3" plus 4'9" x 6'3" [3.72m x 3.13m plus 1.46m x 1.92m]

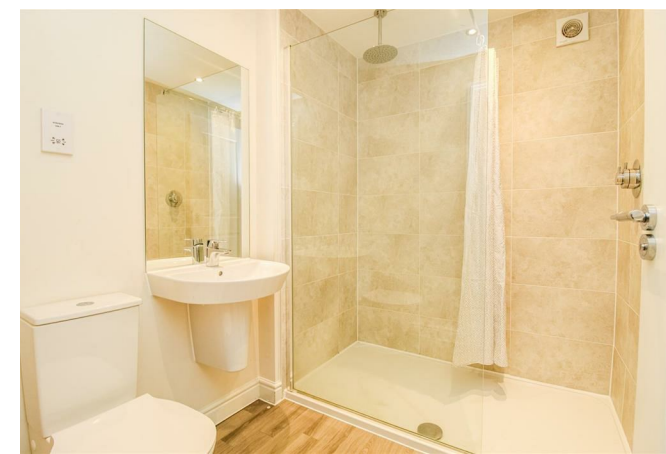
UPVC double glazed window to the rear, radiator, door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

7'0" x 5'10" [2.14m x 1.80m]

Low flush w.c., wash basin, walk in shower cubicle with mixer shower, which is fully tiled. Wood effect flooring, recessed ceiling spotlights, heated chrome towel radiator.



LOUNGE

11'7" x 16'6" [3.55m x 5.03m]

UPVC double glazed window to the front, radiator, UPVC double glazed French doors to the timber decked balcony.



SECOND FLOOR LANDING

Radiator, doors to the three bedrooms and bathroom/w.c. Door to the airing cupboard.

BEDROOM TWO

12'0" x 12'4" [3.67m x 3.76m]

UPVC double glazed window to the rear, radiator, door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

8'6" into shower x 6'2" max x 4'1" min [2.61m into shower x 1.88m max x 1.25m min]

Shower cubicle with mixer shower, heated chrome towel radiator,

low flush w.c., wash basin, wood effect flooring, UPVC double glazed frosted window to the rear and recessed ceiling spotlights.

BEDROOM THREE

11'6" x 8'5" [3.52m x 2.58m]

UPVC double glazed window to the front, radiator.

BEDROOM FOUR

7'8" x 11'6" [2.36m x 3.52m]

UPVC double glazed window to the front, radiator.

BATHROOM/W.C.

5'6" x 6'4" [1.68m x 1.95m]

Low flush w.c., wash basin and panelled bath with mixer shower over. Tiled to the bath area, heated chrome towel radiator, wood effect flooring, recessed ceiling spotlights.



OUTSIDE

Lawned garden to the rear incorporating flagged patio area, tarmacadam driveway to the front providing off road parking for two vehicles leading to the garage with up and over door.



COUNCIL TAX BAND

The council tax band for this property is D

EPC RATING

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

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.