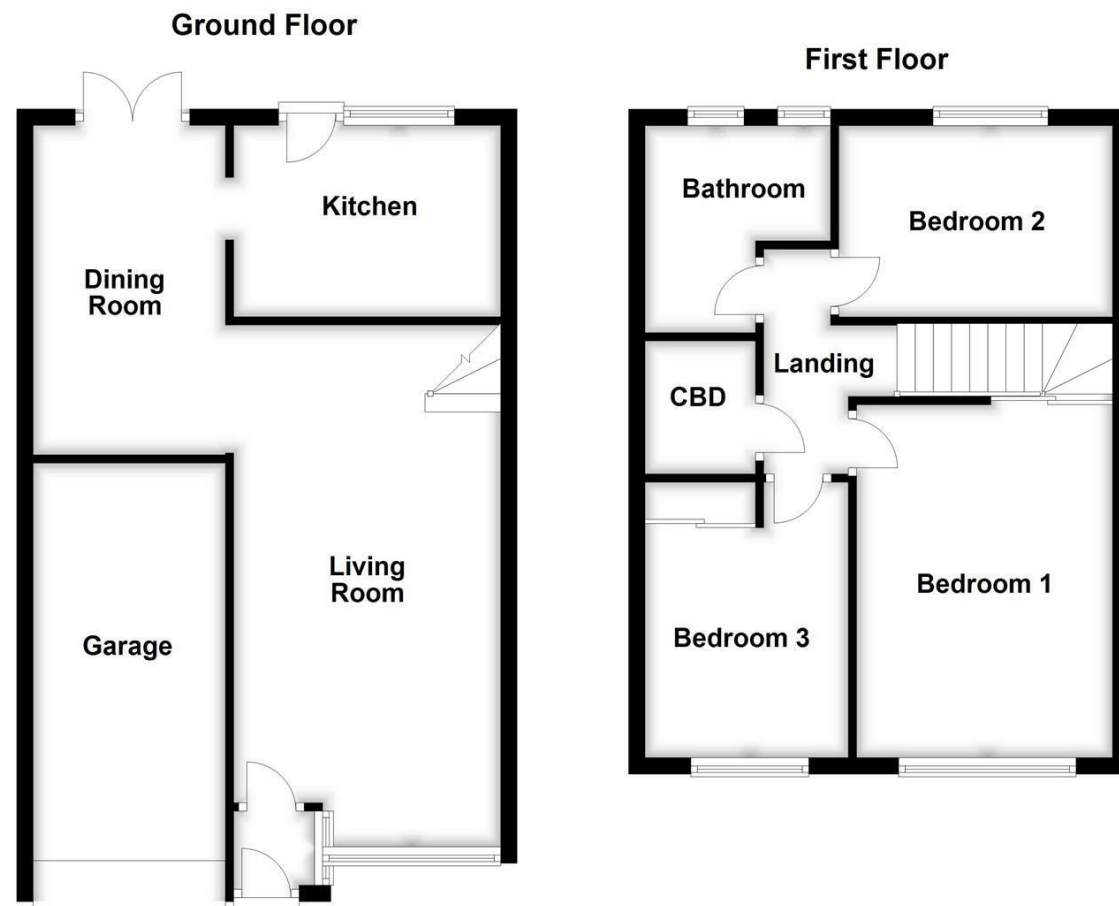




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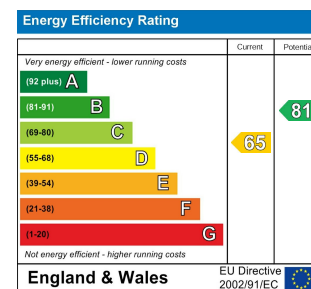
18 Brayshaw Road, East Ardsley, Wakefield, WF3 2JJ

For Sale Freehold £325,950

Enjoying a cul-de-sac location is this detached family home, which benefits from three good size bedrooms to the first floor, spacious living room, kitchen with integrated appliances, ample off road parking and an enclosed rear garden.

The accommodation, which benefits from UPVC double glazing and gas central heating, the accommodation fully comprises entrance hall, living room with feature fireplace and archway into the dining room, which enjoys UPVC double glazed French doors to the rear garden. Modern fitted kitchen with integrated appliances and to the first floor there are three bedrooms and the house bathroom/w.c. Outside to the front there is double paved driveway providing parking and leading to integral garage with a pleasant lawn aside. Side pathways lead to the enclosed rear garden with tiered paved patio areas ideal for al-fresco dining and a pleasant lawn, built in pond with waterfall.

The property is within walking distance to local amenities and schools within the sought after area of East Ardsley. There is good access to the motorway networks ideal for those looking to travel further afield. Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing is recommended.



FREE MARKET APPRAISAL

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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.

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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.

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



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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door, UPVC double glazed window to the side, two single glazed windows and a door into the living room.

LIVING ROOM

10'9" x 21'5" max x 19'3" min [3.28m x 6.55m max x 5.88m min]
Dado rail, coving to the ceiling, central heating radiator, living flame effect gas fire on a marble hearth with matching interior and wooden decorative surround. Staircase to the first floor landing, feature archway to the dining room.

DINING ROOM

78" x 13'3" [2.36m x 4.04m]

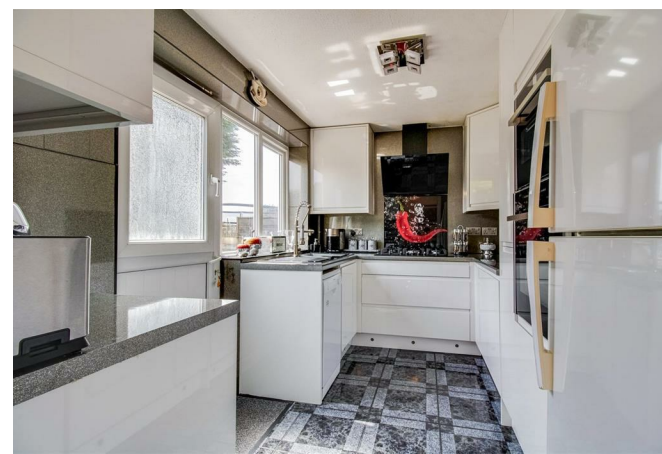
Coving to the ceiling, dado rail, UPVC double glazed French doors to the rear garden, opening providing access into the kitchen. Central heating radiator.



KITCHEN

10'10" x 7'4" [3.31m x 2.26m]

A range of wall and base high gloss units with laminate work surface over and laminate upstands, 1 1/2 sink and drainer with mixer tap, UPVC double glazed window to the rear, UPVC double glazed door with window, plumbing and drainage for a washing machine, space for freestanding fridge freezer, integrated Neff oven and grill, integrated Neff microwave oven, integrated slimline dishwasher, plinth lighting, five ring gas hob with black splashback and cooker hood over, tiled floor.



FIRST FLOOR LANDING

Doors leading to the bedrooms and house bathroom/w.c. Storage cupboard and loft access.

BEDROOM ONE

14'2" x 10'3" [4.32m x 3.14m]

UPVC double glazed window to the front, central heating radiator, fitted wardrobe with mirrored doors.



BEDROOM TWO

11'3" x 7'9" [3.43m x 2.37m]

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

BEDROOM THREE

8'3" x 11'0" max x 9'3" min [2.53m x 3.36m max x 2.83m min]

UPVC double glazed window to the front elevation, central heating radiator and fitted double wardrobe with mirrored doors.

HOUSE BATHROOM/W.C.

7'5" x 8'4" max x 4'7" min [2.27m x 2.55m max x 1.42m min]

Panelled bath with tiled surround, mixer tap with pull out shower attachment and shower screen. Pedestal wash basin with two taps, low flush w.c., tiled walls and floor. Chrome ladder style radiator, UPVC cladding to the ceiling with inset spotlights, two UPVC double glazed frosted windows to the rear.



OUTSIDE

The front of the property has a paved double driveway providing off road parking and integral single garage with manual up and over door, pleasant lawn garden and planted border. Pebbled pathway and cast iron gate providing access to the right of the house. Cast iron gate with paved pathway to the left hand side of the house. The rear garden has a large paved patio area, built in pond with waterfall, a further paved seating area under a timber wooden pergola. Mature trees and conifer hedges. Water point connection, outside sensor lighting and there is electric to the garden, suitable for those who may wish to install a Jacuzzi etc.



COUNCIL TAX BAND

The council tax band for this property is C.

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.