



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



6A Shancara Court, Tingley, Wakefield, WF3 1JP

For Sale Freehold £260,000

Enjoying a cul-de-sac location is this superbly presented three bedroom end town house benefitting from spacious kitchen/breakfast room with central island, ample off road parking and an attractive rear garden.

The property fully comprises of the entrance hall, downstairs w.c., large living room with bay window with feature archway into the dining room, spacious kitchen/breakfast room with integrated appliances and access into the integral single garage. The first floor landing leads to three double bedrooms (with bedroom one boasting en suite shower room/w.c.) and modern three piece suite house bathroom/w.c. Outside to the front is a double tarmac driveway providing ample off road parking with electric car charging port leading to the integral garage. A paved pathway runs down the side of the property through a timber gate to the rear garden. Within the rear garden is an L-shaped porcelain paved patio area with double outside power socket, perfect for entertaining and dining purposes, an artificial lawn with raised planted border enclosed by solid stone walls and timber panelled surround fences.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre, as well as Dewsbury town centre. The M1 and M62 motorway links 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 HALL

Laminate flooring, coving to the ceiling, central heating radiator, staircase to the first floor landing and doors to a built in cloakroom cupboard, downstairs w.c., dining room, living room and kitchen/breakfast room.

W.C.

42" x 43" [1.28m x 1.30m]
Low flush w.c., wall hung wash basin with mixer tap and tiled splash back. Central heating radiator and UPVC double glazed frosted window overlooking the side aspect.

KITCHEN/BREAKFAST ROOM

126" x 91" [3.83m x 3.03m]
Range of wall and base units with laminate work surface over and tiled splash back above, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring ceramic hob and cooker hood. Space for a large fridge/freezer, integrated dishwasher, central island with breakfast bar, UPVC double glazed window overlooking the front aspect, central heating radiator, laminate flooring, built in wine rack, inset spotlights to the ceiling and double door built in storage cupboard with fixed shelving within. Timber door providing access into the integral single garage.

INTEGRAL GARAGE

76" x 173" [2.29m x 5.28m]
Manual up and over door, power and light. Laminate work surface with base units, plumbing for a washing machine and space for a dryer. Polished concrete floor.

LIVING ROOM

10'2" x 13'6" [min] x 16'1" [max] [3.11m x 4.13m [min] x 4.91m [max]]
UPVC double glazed walk in bay window overlooking the rear aspect, coving to the ceiling, laminate flooring, central heating radiator and feature archway providing access into the dining room.



DINING ROOM

74" x 81" [2.25m x 2.73m]
Coving to the ceiling, a set of UPVC double glazed French doors to the rear garden, central heating radiator and laminate flooring. Door back into the entrance hall.



FIRST FLOOR LANDING

Loft access, doors to three bedrooms, the modern house bathroom and airing cupboard over the bulkhead of the stairs.

BEDROOM ONE

18'7" [max] x 9'10" [min] x 13'3" [5.67m [max] x 3.01m [min] x 4.05m]
UPVC double glazed window overlooking the front elevation, built in double door wardrobe, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'4" x 5'10" [1.94m x 1.79m]
Three piece suite comprising mixer shower with bi-folding glass door, low flush w.c. and wall hung wash basin with swan neck mixer tap. Partially tiled walls, central heating radiator, extractor fan, spotlights to the ceiling and UPVC double glazed frosted window overlooking the front elevation.



BEDROOM TWO

10'8" x 7'9" [3.26m x 2.37m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and built in double wardrobe.



BEDROOM THREE

10'7" [max] x 9'0" [min] x 8'2" [3.24m [max] x 2.76m [min] x 2.51m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and built in double wardrobe.

BATHROOM/W.C.

5'1" x 7'3" [1.57m x 2.23m]
Three piece suite comprising panelled bath with mixer tap and pull out shower attachment, low flush w.c. and wall hung wash basin with swan neck mixer tap. Partially tiled walls and fully tiled floor. Chrome ladder style radiator, extractor fan and UPVC double glazed frosted window overlooking the side elevation.



OUTSIDE

To the front of the property is a double tarmac driveway providing ample off road parking with electric car charging port and paved pathway running down the side of the property with timber gate accessing the enclosed rear garden. Within the rear garden is an L-shaped porcelain paved patio area with double outside power socket, perfect for entertaining and dining purposes, an artificial lawn with raised planted border surrounded by solid stone walls and timber panelled surround fences.



COUNCIL TAX BAND

The council tax band for this property is B.

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.