

WAKEFIELD
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OSSETT
01924 266 555

HORBURY
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NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



14 Tree Top Drive, Stanley, Wakefield, WF3 4GJ

For Sale Freehold Guide Price £260,000

Situated on the modern development of City Fields is this well presented three bedroom semi detached property benefitting from ample reception space and an attractive enclosed tiered rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/diner and utility room with downstairs w.c. The first floor landing leads to three bedrooms (with bedroom one boasting en suite facilities) and the house bathroom/w.c. Outside to the front is a tarmacadam driveway providing off road parking for two vehicles with an electric charging port. To the rear is a low maintenance tiered garden with two paved patio areas, fully enclosed by timber fencing.

The property is ideally located for anyone working in Pinderfields, Wakefield and surrounding areas. It is also ideally located for the motorway network for those looking to commute further afield for work.

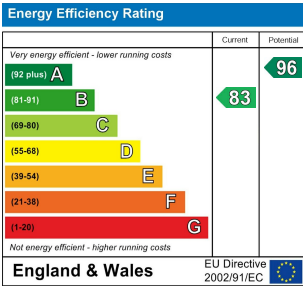
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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 front entrance door, central heating radiator, stairs to the first floor landing and door through to the living room.

LIVING ROOM

14'7" x 11'8" [max] x 9'10" [min] [4.46m x 3.56m [max] x 3.02m [min]]
UPVC double glazed window to the front, central heating radiator, access to an understairs storage cupboard and door to the kitchen/diner.



KITCHEN/DINER

11'5" x 12'7" [3.5m x 3.84m]
Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, Zanussi four ring induction hob with partial splash back and extractor

hood above. Integrated Zanussi oven, integrated dishwasher and fridge/freezer. An opening through to the utility, spotlights to the ceiling, central heating radiator and a set of UPVC double glazed French doors to the rear garden.

UTILITY

6'5" x 3'6" [1.96m x 1.09m]
Modern wall and base units with laminate work surface over and space and plumbing for a washing machine. UPVC double glazed window to the rear and the combination boiler is housed in here.

W.C.

3'6" x 5'9" [1.09m x 1.76m]
Extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

FIRST FLOOR LANDING

Loft access, central heating radiator, UPVC double glazed window to the side, access to a storage cupboard, three bedrooms and the house bathroom.

BEDROOM ONE

10'7" x 11'6" [max] x 10'2" [min] [3.24m x 3.53m [max] x 3.12m [min]]
Access to an overstairs storage cupboard, UPVC double glazed window to the front, central heating radiator, door to the en suite shower room and decorative panelling to one wall.



EN SUITE SHOWER ROOM/W.C.

6'7" x 3'10" [2.03m x 1.18m]
UPVC double glazed frosted window to the front, extractor fan, central heating radiator, low flush w.c., wall mounted wash basin with mixer tap and tiled splash back. Shower cubicle with shower head attachment and glass shower screen.



BEDROOM TWO

7'9" x 10'8" [2.38m x 3.26m]
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

6'8" x 7'1" [2.04m x 2.17m]
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

7'9" x 5'6" [2.37m x 1.7m]
Extractor fan, central heating radiator, low flush w.c., wall mounted wash basin with mixer tap and tiled splash back. Panelled bath with mixer tap and tiled surround.



OUTSIDE

To the front of the property is a tarmacadam driveway providing off road parking for two vehicles with electric charging port and a paved pathway to the front door. To the rear is a low maintenance tiered garden incorporating stone paved patio area, perfect for outdoor dining and entertaining with pebbled border, steps lead up to a further stone paved patio area. The rear garden is fully enclosed by timber fencing.



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.

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.