



WAKEFIELD
01924 291 294

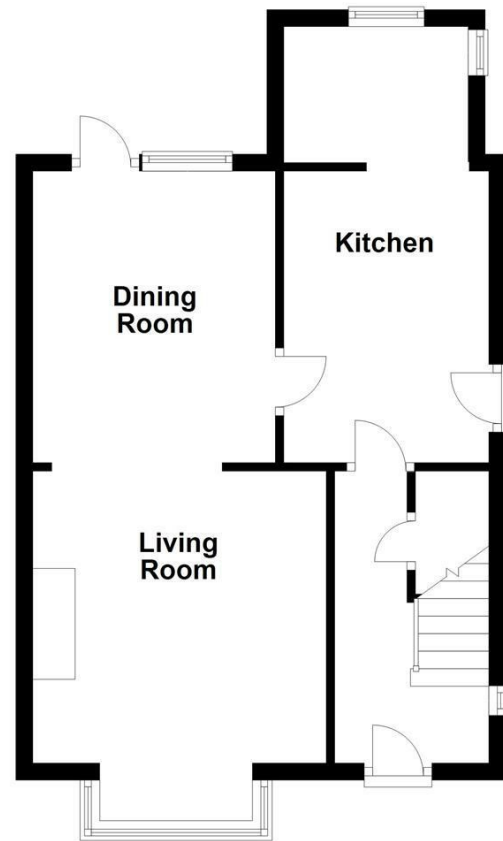
OSSETT
01924 266 555

HORBURY
01924 260 022

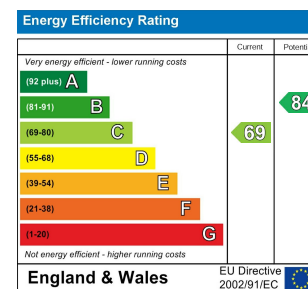
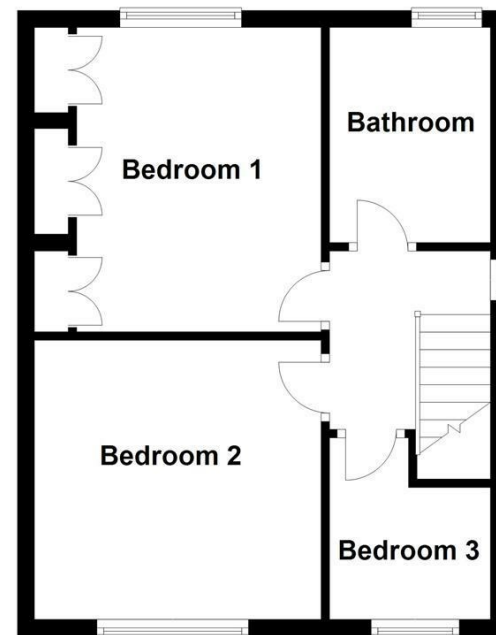
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



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.



179 Bradford Road, East Ardsley, Wakefield, WF3 2DL

For Sale Freehold £265,000

A well presented three bedroom semi detached home ideal for the growing family, ideally located for transport links and local schools. This beautiful home boasts gated driveway parking and generous sized landscaped garden.

To the ground floor, the property briefly comprises; entrance hall, kitchen, dining room and lounge. The first floor landing leads to three bedrooms and four piece suite house bathroom/w.c. Outside to the front of the property is a gated driveway providing ample off road parking with a pleasant lawned garden. To the rear is a generous sized landscaped garden with well maintained timber decking area, perfect for outdoor dining and entertaining. A real selling point are the open field views beyond the garden.

Situated in East Ardsley the property is ideally located for all local amenities including shops and schools. Perfect for those looking to commute further afield, the motorway link is only a short distance away.

Simply a fantastic home and an early viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, stairs to the first floor, laminate flooring, double central heating radiator, stained glass feature window to the side and two useful understairs storage cupboards with shelving. Door leading through to the modern kitchen.

KITCHEN

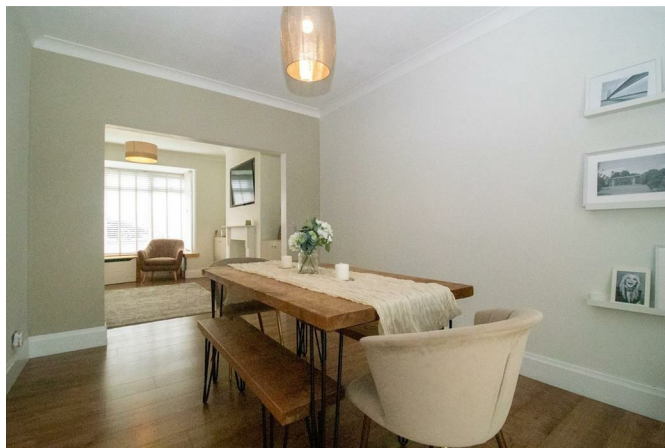
16'0" x 8'8" [max] [4.9m x 2.66m [max]]

Stylish range of wall and base units with laminate work surface over incorporating 1 1/2 composite sink and drainer with swan neck mixer tap, integrated double oven, space and plumbing for an under counter slimline dishwasher and automatic washing machine. Four ring gas hob with stainless steel extractor hood over and tiled splash back. Laminate tiled flooring, UPVC double glazed windows to the side and rear, the combination central heating boiler is housed in here. Spotlights to the ceiling, UPVC double glazed door to the side and useful pantry with shelving.

DINING ROOM

9'3" x 13'1" [2.84m x 4.01m]

Quality wood effect flooring, double central heating radiator, UPVC double glazed door with window to the rear garden. Coving to the ceiling and open archway through to the lounge.



LOUNGE

12'0" (max) x 11'2" plus bay [3.68m (max) x 3.41m plus bay]

UPVC double glazed bay window to the front, coving to the ceiling, quality wood effect flooring and feature fireplace. Useful in built storage in alcoves.



FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom. UPVC double glazed feature window to the side.

BEDROOM ONE

13'1" x 9'11" [max] [3.99m x 3.04m [max]]

UPVC double glazed window to the rear, double central heating radiator, fitted wardrobes to one wall, carpeted flooring and pendant bedside light.



BEDROOM TWO

9'6" x 11'2" [2.92m x 3.42m]

UPVC double glazed window to the front, double central heating radiator and carpeted flooring.



BEDROOM THREE

7'6" x 7'4" [max] [2.31m x 2.26m [max]]

Pull down ladder providing access to the partially boarded loft.



BATHROOM/W.C.

6'10" x 10'2" [2.1m x 3.10m]

Four piece suite comprising tiled bath, walk in shower with electric shower, vanity wash hand basin with chrome mixer tap and concealed cistern low flush w.c. Ample built in storage, tiled flooring, spotlights to the ceiling, partially tiled walls, UPVC double glazed frosted window to the side and rear.



OUTSIDE

To the front of the property is a well maintained artificial lawned garden with bed borders and gated tarmacadam driveway leading down the side of the property to a detached single garage with up and over door. There is a decked seating area and lawn with anthracite decked seating area to the rear, ideal for outdoor entertaining with fenced boundaries and lovely field views.



PLANNING PERMISSION

The property has been granted planning permission for a single storey front/side and rear extension. Full details can be found on the Leeds Council Planning Portal ref: 23/01814/FU.

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.