



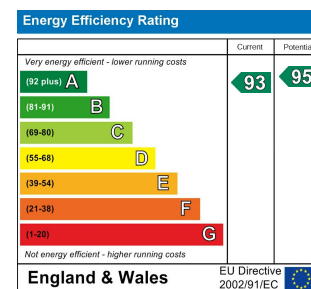
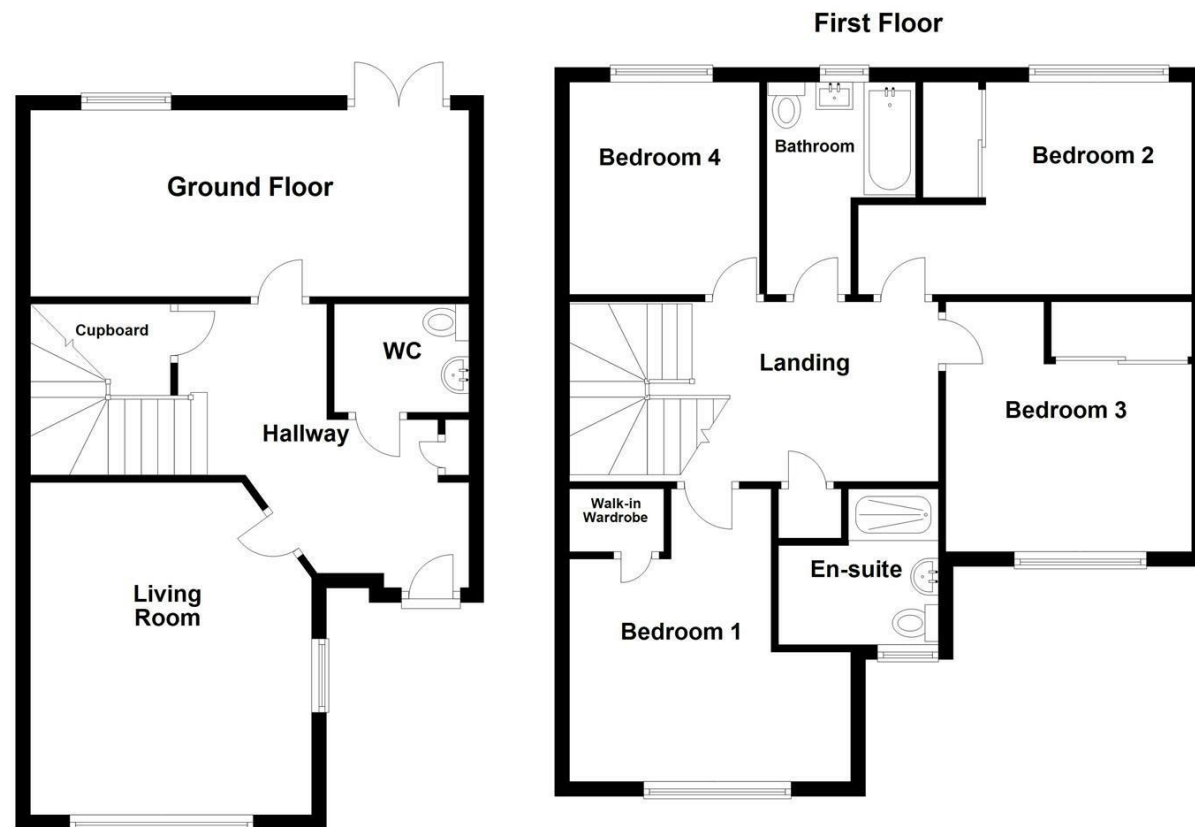
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**IMPORTANT NOTE TO PURCHASERS**

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.



**16 Turnstone Close, Newton Hill, Wakefield, WF1 2GX**

**For Sale Freehold £399,950**

A spacious four double bedroom detached house situated in the heart of Newton Hill and is offered for sale with no chain involved.

The accommodation is extremely well presented and ideal for the growing family, it fully comprises entrance hall, downstairs w.c., living room, kitchen diner, first floor landing, main bedroom with en suite shower room, three bedrooms and the house bathroom/w.c. Outside, small garden and parking with garage. The rear has an attractive lawned garden tiered with patio.

Within walking distance of all local amenities, shops and has good schools nearby as well as access to good motorway links.

This one is not to be missed.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



## ACCOMMODATION

### ENTRANCE HALL

4'9" x 7'5" plus 5'4" x 6'4" [1.45m x 2.28m plus 1.65m x 1.95m]

UPVC double glazed composite door with frosted window, doors leading to the understairs storage cupboard, living room, downstairs w.c., kitchen diner and storage cupboard. Gas central heating radiator.

### DOWNSTAIRS W.C.

4'9" x 6'0" [1.47m x 1.84m]

Low flush w.c., pedestal wash basin, part tiled walls, gas central heating radiator, spotlights to the ceiling.

### LIVING ROOM

14'9" x 12'6" [4.51m x 3.82m]

Gas central heating radiator, UPVC double glazed window to the front.

### KITCHEN DINER

17'7" x 8'3" [5.36m x 2.53m]

Gas central heating radiator, UPVC double glazed French doors to the rear, tiled walls, a range of modern fitted wall and base units with granite work surface over with upstands, five ring gas hob, inset chrome sink with mixer tap, spotlights to the ceiling, integrated fridge freezer, integrated oven, integrated microwave and integrated dishwasher.



### FIRST FLOOR LANDING

Doors to the bedrooms, house bathroom/w.c. and airing cupboard. Gas central heating radiator.

### HOUSE BATHROOM/W.C.

9'3" x 6'11" [2.83m x 2.13m]

Modern white suite comprising low flush w.c., pedestal wash basin and panelled bath with chrome shower attachment over, fully tiled walls and floors, gas central heating ladder style towel radiator, UPVC double glazed frosted window to the rear.



### BEDROOM ONE

12'6" x 13'0" max x 10'1" min [3.83m x 3.98m max x 3.08m min]

Gas central heating radiator, UPVC double glazed window to the front, internal doors to a walk in wardrobe and the en suite/w.c.



### EN SUITE/W.C.

6'11" x 7'4" [2.11m x 2.26m]

Modern fitted white suite comprising walk in shower, pedestal wash basin and low flush w.c. Tiled walls, gas central heating ladder style towel radiator, UPVC double glazed frosted window to the front.

### BEDROOM TWO

10'4" x 14'10" max x 10'1" min [3.15m x 4.53m max x 3.09m min]

Gas central heating radiator, UPVC double glazed window to the rear, built in wardrobes.



### BEDROOM THREE

10'11" x 11'1" max x 9'6" min [3.33m x 3.39m max x 2.91m min]

Gas central heating radiator, UPVC double glazed window to the front, built in wardrobes.

### BEDROOM FOUR

9'5" x 8'5" [2.88m x 2.58m]

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

### OUTSIDE

A small front garden with planted beds and parking for two cars as well as the garage. To the rear there is a landscaped and levelled garden set in to two tiers, the first tier being a paved patio area with lawn, steps lead down to the mainly lawned area with fencing.



### COUNCIL TAX BAND

The council tax band for this property is E

### 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.