



WAKEFIELD
01924 291 294

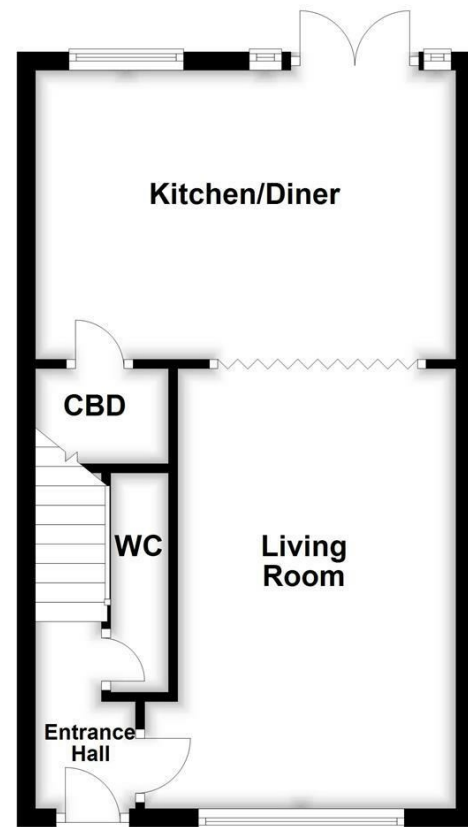
OSSETT
01924 266 555

HORBURY
01924 260 022

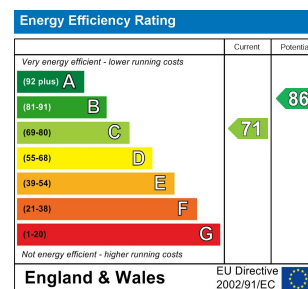
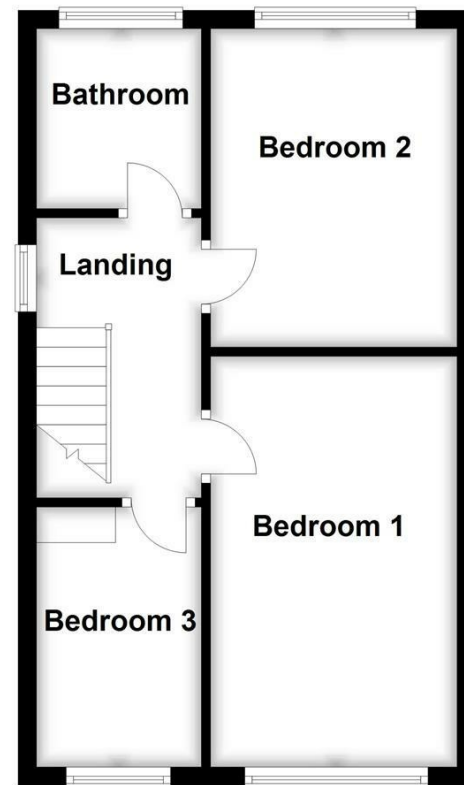
NORMANTON
01924 899 870

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.



7 Newton Court, Wakefield, WF1 3DW

For Sale Freehold £275,000

Superbly appointed throughout is this spacious and modern three bedroom detached home with planning in place to extend further to the side and rear (ref: 24/00884/FUL) further details can be found on the Wakefield council planning portal.

With UPVC double glazing and gas central heating incorporating bespoke inset blinds throughout. The accommodation comprises of entrance hall, downstairs w.c., living room and contemporary kitchen/diner. Stairs to the first floor lead to three bedrooms and contemporary house bathroom/w.c. Outside, low maintenance garden to the front comprising driveway with plants and shrubs to the front and side leading to the detached garage. To the rear is an attractive block paved garden incorporating artificial lawned garden and paved seating area.

The property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

Simply a fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, quality fitted LVT flooring, contemporary portrait radiator, recess ceiling spotlights and doors to the living room and downstairs w.c. Stairs to the first floor landing.

W.C.

Low flush w.c., quality LVT flooring, wash basin with tiled splash back and recess LED spotlights.

LIVING ROOM

11'4" [max] 9'5" [min] x 15'8" [3.47m [max] 2.88m [min] x 4.78m] UPVC double glazed window to the front, quality fitted LVT flooring, contemporary portrait radiator and folding doors into the kitchen/diner.



KITCHEN/DINER

10'5" x 15'1" [3.18m x 4.62m]

Range of modern fitted wall and base units with feature quartz work surface over and quartz splash back incorporating 1 1/2 sink and drainer, UPVC double glazed window and French doors to the rear with window panels to either side. Integrated fridge/freezer, quality LVT flooring, integrated oven and grill, five ring stainless steel gas hob and Bosch filter hood above. Integrated automatic washing machine, LED skirting, drawers down the base units and radiator. Door to understairs storage with space for a dryer and the boiler is housed in here.



FIRST FLOOR LANDING

Glass balustrade, loft access with drop down ladder, recess ceiling spotlights, UPVC double glazed windows to the side and doors to three bedrooms and the bathroom.

BEDROOM ONE

8'5" x 12'7" [min] x 14'6" [min] [2.59m x 3.84m [min] x 4.43m [min]] Bespoke fitted wardrobes, laminate floor, UPVC double glazed window to the front and radiator.



BEDROOM TWO

7'6" x 11'6" plus walk in area [2.29m x 3.52m plus walk in area] UPVC double glazed window to the rear, radiator, laminate floor and fitted wardrobes to one side of the wall.



BEDROOM THREE

6'2" x 9'4" [1.90m x 2.85m] UPVC double glazed window to the front, radiator and laminate floor.



BATHROOM/W.C.

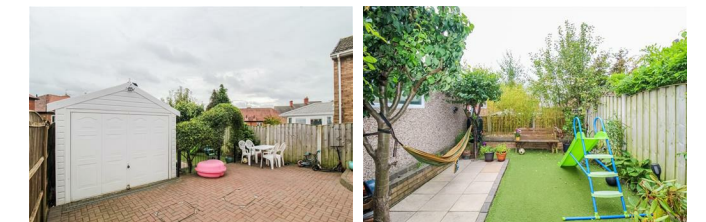
6'9" x 7'3" [2.06m x 2.21m]

Low flush w.c., wash basin with vanity drawers, corner shower cubicle with mixer shower, ceramic tiled sunken bath, UPVC double glazed frosted window to the rear, part tiled walls, fully tiled floor, heated chrome towel radiator and recess LED spotlights.



OUTSIDE

To the front is a tarmac driveway providing off street parking to the front and side with further block paved area to the side. To the rear is a low maintenance block paved garden with further artificial lawned garden incorporating small flagged patio. In addition there is a concrete sectional detached garage with up and over door.



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.