



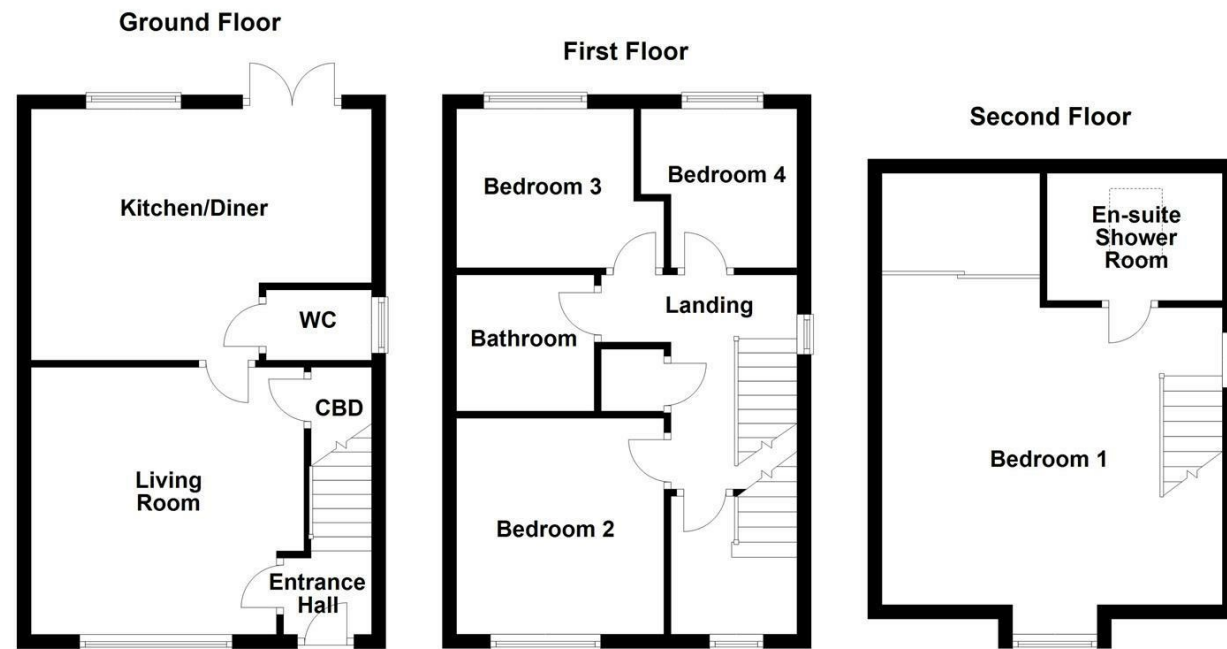
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 24 Novale Way, City Fields, Wakefield, WF1 4FE

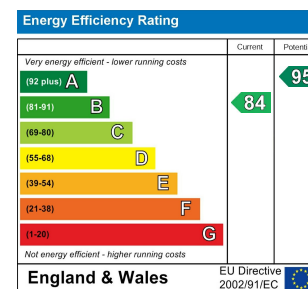
For Sale Freehold £290,000

Located on this modern and attractive development is this four bedroom semi detached house with spacious living accommodation spread over three levels benefitting from ample off road parking and attractive front and rear gardens.

The property briefly comprises of the entrance hall, living room, kitchen/diner and downstairs w.c. The first floor landing leads to three bedrooms and the house bathroom/w.c. with a further set of stairs leading to bedroom one located on the second floor benefitting from en suite facilities. Outside to the front is a paved pathway leading to the front door and an attractive lawned garden. To the rear is a paved patio area, perfect for entertaining and dining purposes with an attractive lawned garden with planted edges, surrounded by timber panelled surround fences and solid brick built walls. A timber gate provides access to the driveway and steel personnel door providing access into single detached garage with manual up and over and two off road parking spaces in front.

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 is highly advised to avoid disappointment.



### 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.

### 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



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



#### ACCOMMODATION

##### ENTRANCE HALL

Composite front entrance door, central heating radiator, staircase leading to the first floor landing and door to the living room.

##### LIVING ROOM

11'4" [min] x 12'8" [max] x 12'4" [3.47m [min] x 3.88m [max] x 3.76m]  
UPVC double glazed window overlooking the front aspect, central heating radiator, door providing access to the understairs storage cupboard and door to the kitchen/diner. In built cupboards and shelving surrounding the TV point.



##### KITCHEN/DINER

11'7" [max] x 8'1" [min] x 15'8" [3.55m [max] x 2.47m [min] x 4.80m ]  
Range of wall and base units with laminate work surface over and laminate upstanding above, integrated oven and grill with microwave oven above, four ring induction hob with stainless steel splash back and cooker hood over. 1 1/2 stainless steel sink and drainer with chrome swan neck mixer tap. Integrated fridge/freezer, integrated dishwasher and integrated washer/dryer. Inset spotlights to the ceiling, central heating radiator,

matching cupboard housing the combi condensing boiler, set of UPVC double glazed French doors with windows to the rear garden. Feature timber clad wall and a door providing access into the downstairs w.c.



##### W.C.

4'10" x 3'3" [1.49m x 1.0m]  
Low flush w.c., pedestal wash basin with mixer tap and tiled splash back, central heating radiator, UPVC double glazed window frosted window to the side aspect and inset spotlights to the ceiling.

##### FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, central heating radiator and doors to a storage cupboard, house bathroom and three bedrooms. Further door housing the staircase to bedroom one located on the second floor.

##### BATHROOM/W.C.

6'3" x 6'4" [1.93m x 1.94m]  
Three piece suite comprising panelled bath with glass shower screen, centralised mixer tap and mixer shower over, low flush w.c. and wall hung wash basin with chrome mixer tap and large vanity mirror. Part tiled walls, inset spotlights to the ceiling, extractor fan and chrome ladder style radiator.



##### BEDROOM THREE

7'3" x 8'2" [min] x 9'7" [max] [2.21m x 2.51m [min] x 2.94m [max]]  
UPVC double glazed window overlooking the rear elevation and central heating radiator.

##### BEDROOM FOUR

7'3" x 5'10" [min] x 7'2" [max] [2.21m x 1.78m [min] x 2.20m [max]]  
UPVC double glazed window overlooking the rear elevation and central heating radiator.

##### BEDROOM TWO

9'4" x 10'1" [2.87m x 3.08m]  
UPVC double glazed window overlooking the front elevation and central heating radiator.



##### BEDROOM ONE

15'8" x 13'11" [min] x 15'2" [max] [4.78m x 4.25m [min] x 4.64m [max]]  
UPVC double glazed windows overlooking the side and front elevation, central heating radiator, fitted double wardrobe, loft access and door providing access to the en suite shower room.



##### EN SUITE SHOWER ROOM/W.C.

5'10" x 8'0" [1.80m x 2.46m]  
Three piece suite comprising wall hung wash basin with chrome mixer tap, low flush w.c. and corner shower cubicle with mixer shower. Central heating radiator, part tiled walls, shaver socket point, UPVC double glazed velux window to the pitch sloping ceiling, inset spotlights and extractor fan.



##### OUTSIDE

To the front of the property is a paved pathway leading to the front door and an attractive lawned garden with planted borders surrounded by cast iron railings. A pebble pathway leads down the side of the property and a timber gate into the enclosed rear garden. To the rear is a paved patio area, perfect for entertaining and dining purposes with water point connection and an attractive lawned garden with planted edges, surrounded by timber panelled surround fences and solid brick built walls. A timber gate provides access to the driveway and steel personnel door providing access into single detached garage with manual up and over and two off road parking spaces in front.



##### 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.