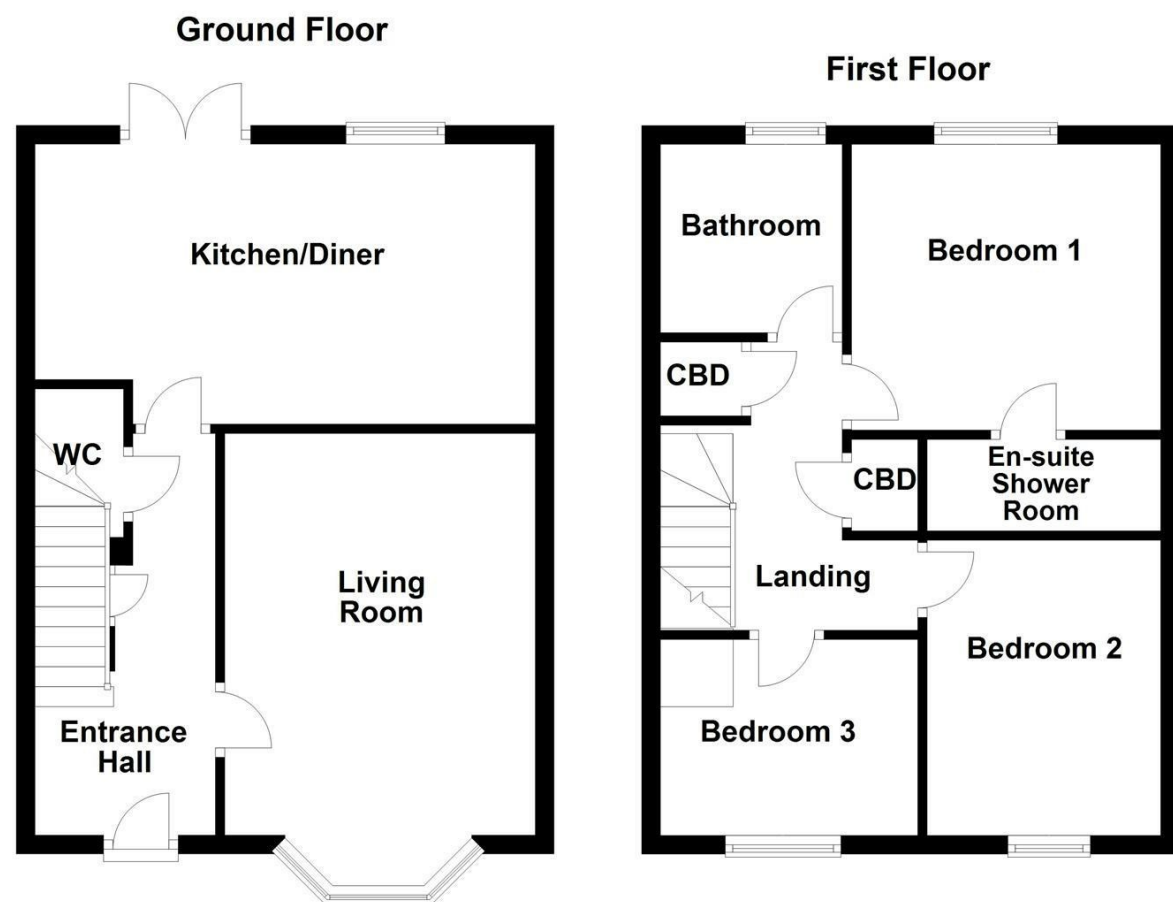




WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRAC & CASTLEFORD

01977 798 844



1 Field Gate Close, Wakefield, WF2 7FF

For Sale Freehold Guide Price £250,000

Situated on a sought after modern cul-de-sac is this three bedroom semi detached property superbly presented throughout the property benefits from three good size bedrooms, one of which benefits from an en suite shower room. Ample reception space, an attractive enclosed rear garden and is available with no chain involved.

The accommodation briefly comprises of the entrance hall, living room, kitchen diner, downstairs w.c., first floor landing has access to the loft, three bedrooms and the house bathroom/w.c. Bedroom one benefiting from an en suite shower room/w.c. To the front of the property the garden is mainly artificially lawned with a planed bed bordering incorporating mature plants and shrubs, enclosed by walling and iron fencing. Tarmac access road leading down the side of the property leading to the rear. For off road parking there is a single semi detached garage with manual up and over door, power and lighting as well as a parking in front of the garage. The rear garden is mainly laid to lawn, incorporating planted features and paved patio area, enclosed by timber fencing.

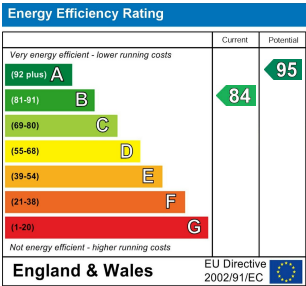
This property would make an ideal purchase for a range of buyers looking in the Wakefield area, ideally located for shops and schools, also transport links and only a full internal inspection will truly show what is to offer at this property and so an early viewing is highly recommended to avoid any disappointment.

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 with frosted glass pane leading into the entrance hall. Stairs to the first floor landing, understairs storage cupboard, central heating radiator, doors to the living room, downstairs w.c. and kitchen diner.

LIVING ROOM

10'9" x 17'2" max x 14'1" min [3.3m x 5.24m max x 4.3m min]
Central heating radiator, UPVC double glazed bay window to the front.



DOWNSTAIRS W.C.

3'1" x 5'5" [0.95m x 1.67m]
Central heating radiator, extractor fan, low flush w.c., wall mounted wash basin with mixer tap and tiled splashback.

KITCHEN DINER

17'8" x 9'10" max x 8'5" min [5.4m x 3.01m max x 2.58m min]
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, central heating radiator, spotlights to the ceiling, a range of modern wall and base units with laminate work surface, stainless steel 1 1/2 sink and drainer with mixer tap, four ring gas hob with extractor hood over, partial glass splashback, integrated oven and microwave, integrated fridge freezer, space and plumbing for a washing machine.

FIRST FLOOR LANDING

Loft access, doors to bedrooms and house bathroom/w.c. Two storage cupboards.

BEDROOM ONE

10'10" x 10'2" [3.32m x 3.1m]
UPVC double glazed window to the rear, central heating radiator, door to the en suite shower room/w.c. Set of fitted wardrobes with sliding mirrored doors.



EN SUITE SHOWER ROOM/W.C.

3'2" x 8'2" [0.97m x 2.51m]
Extractor fan, spotlights to the ceiling, chrome ladder style radiator, low flush w.c., wall mounted wash basin with mixer tap, shower cubicle with mains fed overhead shower and shower head attachment with shower screen. Partial tiling.

BEDROOM TWO

8'7" x 10'3" [2.63m x 3.14m]
UPVC double glazed window to the front, central heating radiator.

BEDROOM THREE

8'10" x 6'11" max x 4'7" min [2.7m x 2.11m max x 1.4m min]
UPVC double glazed window to the front, central heating radiator, bulkhead.

HOUSE BATHROOM/W.C.

6'4" x 6'9" [1.95m x 2.06m]
Frosted UPVC double glazed window to the rear, extractor fan, spotlights to the ceiling, chrome ladder style central heating radiator, low flush w.c., pedestal wash basin with mixer tap, tiled bath with mixer tap and mains fed shower head attachment with shower screen. Partial tiling.



OUTSIDE

To the front of the property the garden itself is mainly

artificially lawned with a planted bed border incorporating mature shrubs and plants. Paved pathway to the front door, fully enclosed by walls with with iron fencing and iron gate for access. To the side there is an access driveway, which leads to the rear where there is off road parking for one vehicle leading to the single semi detached garage with manual up and over door. The rear garden is mainly laid to lawn incorporating paved patio perfect for outdoor dining and entertaining purposes with some planted features throughout. The garden itself is fully enclosed by timber fencing with timber gate providing access to the rear.



COUNCIL TAX BAND

The council tax band for this property is C

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.