



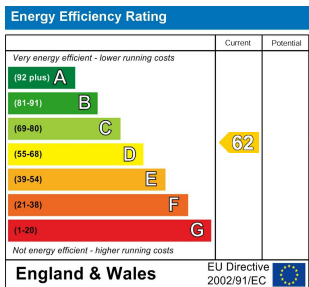
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.



27 Millbeck Approach, Morley, LS27 8WA

For Sale Freehold £240,000

Well proportioned two double bedroom semi detached family house presented to an excellent standard with a gas fired central heating system and sealed unit double glazed windows.

This stylish home has a welcoming entrance porch to the front, which leads through into a well proportioned living room that has a feature fireplace as a focal point. To the rear of the house there is a dining kitchen with French doors out to the rear garden and fitted to a good standard with a good range of modern cream fronted wall and base units with integrated cooking facilities. To the first floor there are two double bedrooms to the front and rear served by a central bathroom that is fitted to a good standard with a modern three piece white and chrome suite including a P-shaped shower bath with shower over. Outside the property has driveway parking for a couple of cars together with a lawned front garden with specimen shrubs. To the rear there is a much larger garden landscaped for low maintenance with a lovely decked sitting area, further covered decked area and an artificial lawn.

The property is situated in this popular residential area with well regarded local schools and a good range of local shops and recreational facilities. The position of this property is ideal for ready access to the surrounding business centres as well as access to the national motorway network.



ACCOMMODATION

ENTRANCE HALL

Timber front entrance door, central heating radiator, coving to the ceiling, UPVC double glazed window to the side, door into the living room.

LIVING ROOM

11'6" x 16'1" [3.52m x 4.92m]

Laminate flooring, two central heating radiators, UPVC double glazed window to the front, electric fire on a granite hearth with matching interior and a decorative surround, understairs storage cupboard, door into the kitchen diner.



KITCHEN DINER

11'0" x 11'6" [3.37m x 3.53m]

A range of wall and base high gloss units with granite work

surface and granite upstands, tiled splashback, stainless steel sink with chrome mixer tap, drainer, laminate flooring, central heating radiator, staircase with handrail to the first floor landing, integrated oven and grill with four ring gas hob and cooker hood over, UPVC double glazed French doors leading into the rear garden, UPVC double glazed window to the rear, integrated washing machine, integrated dishwasher, integrated fridge freezer.



FIRST FLOOR LANDING

Coving to the ceiling, doors to the bedrooms and house bathroom/w.c.

BEDROOM ONE

11'2" x 9'4" [3.41m x 2.85m]

Feature panelled wall, coving to the ceiling, loft access, fitted

double wardrobe with mirrored sliding doors, UPVC double glazed window to the rear, central heating radiator, airing cupboard over bulkhead.



BEDROOM TWO

9'4" x 11'7" [2.86m x 3.54m]

UPVC double glazed window to the front, central heating radiator, part panelled feature wall.



BATHROOM/W.C.

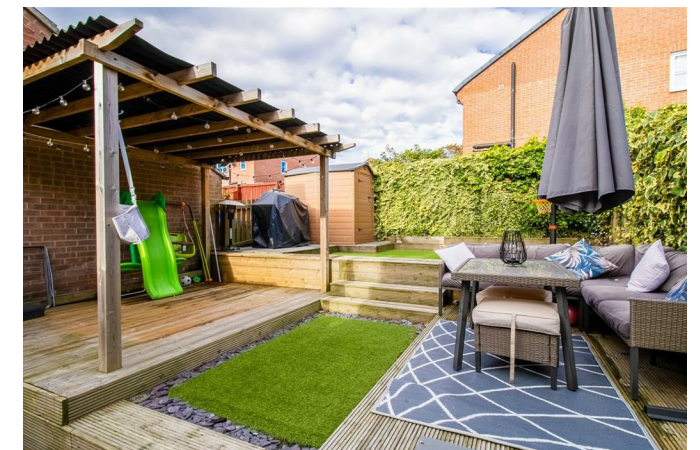
5'6" x 6'3" [1.68m x 1.93m]

L-shaped panelled bath with chrome waterfall mixer tap, mixer shower with chrome rain shower head, shower attachment and shower screen. Pedestal wash basin with chrome waterfall mixer tap, low flush w.c., tiled walls, tiled floor, shaver socket point, wall mounted extractor fan, UPVC double glazed frosted window to the side and Anthracite ladder radiator.



OUTSIDE

To the front there is an attractive lawned garden with a paved pathway to the entrance door and slate edge. Tarmac driveway providing ample off road parking for three vehicles continuing down the side. Outside sensor lighting and access to the rear garden. The rear garden has a paved patio area with steps leading to a timber decked patio split into two sections. Timber wooden pergola. Artificial lawned garden area with further steps to an additional artificial lawn area with paved seating area. Railway sleeper edges, panelled fenced and hedge surrounds. Outside sensor lighting and water point.



EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.