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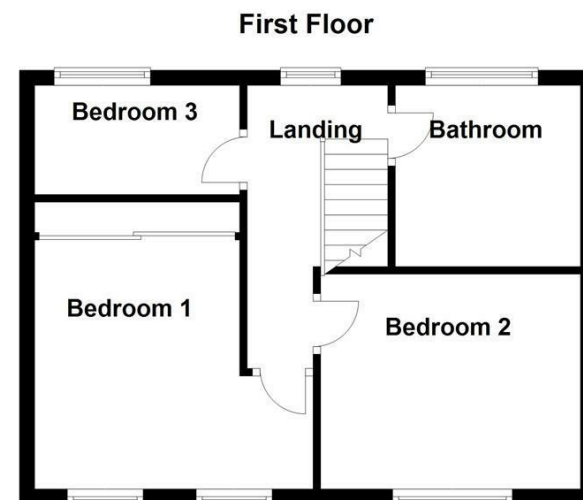
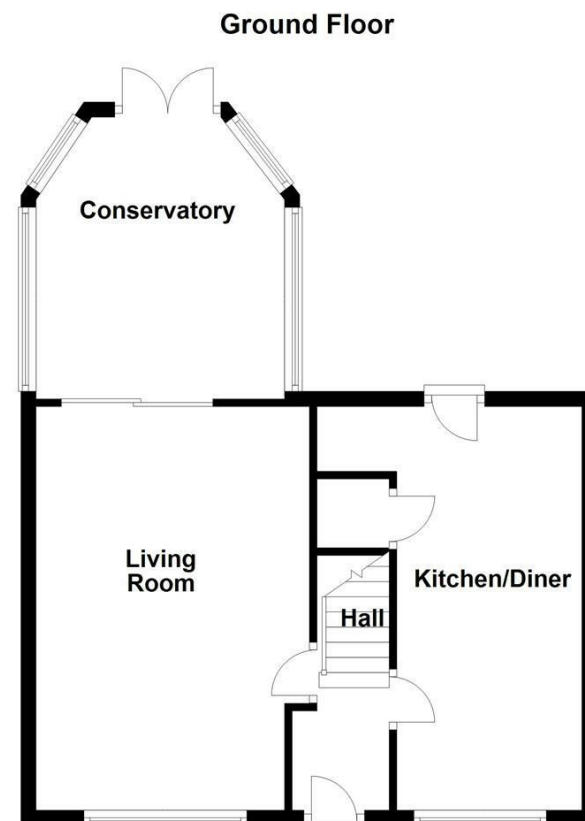
For Sale Freehold £185,000

Occupying a fantastic plot is this well presented three bedroom semi detached property benefitting from off road parking and attractive rear garden.

The property briefly comprises of entrance hall, living room, kitchen/diner and conservatory. The first floor landing leads to three bedrooms and the house bathroom/w.c. Externally the property benefits from a lawned garden to the front, shared driveway leading to rear parking with detached garage and spacious attractive lawned rear garden with patio seating.

The property is ideally located for all local shops and amenities including local schools. The motorway network is only a short drive away, perfect for those looking to commute further afield.

Ready to move into, this property would make a fantastic home and a viewing is highly recommended.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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ACCOMMODATION

ENTRANCE HALL

Entrance door, stairs to the first floor landing, doors to the living room and kitchen.

LIVING ROOM

17'4" x 11'8" [5.3m x 3.57m]

UPVC double glazed window to the front elevation, central heating radiator and inset electric fireplace. Sliding doors leading through to the conservatory.



CONSERVATORY

12'1" x 11'11" [3.7m x 3.64m]

UPVC double glazed windows to the side, rear and side elevation with French doors to the garden. Two central heating radiators and wood effect laminate flooring.



KITCHEN/DINER

17'5" x 7'10" [5.33m x 2.41m]

Modern fitted kitchen with an array of wall and base units with wood effect laminate work tops, 1 1/2 stainless steel sink and drainer unit, integrated induction hob with splash back and cooker hood. Integrated oven, breakfast bar, space for a fridge/freezer and built in understairs storage with space for a washing machine. UPVC double glazed window to the front elevation and rear door to the garden.

FIRST FLOOR LANDING

UPVC double glazed window to the rear and access to three bedrooms and the house bathroom.

BEDROOM ONE

11'10" x 12'5" [3.63m x 3.79m]

UPVC double glazed windows to the front elevation, central heating radiator and built in wardrobes with sliding mirror doors.



BEDROOM TWO

11'5" x 9'2" [3.48m x 2.80m]

UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM THREE

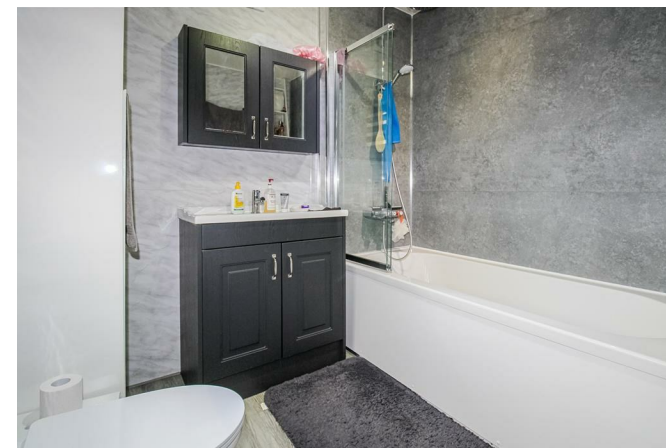
7'8" x 4'8" [2.34m x 1.44m]

UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.

8'0" x 7'10" [2.45m x 2.4m]

Modern three piece suite comprising wall mounted shower over the bath, vanity wash hand basin with mixer tap and low flush w.c. Black ladder style radiator, fitted storage to one side and UPVC double glazed frosted window to the rear elevation.



OUTSIDE

To the front of the property is a lawned garden and shared driveway parking leading to the detached garage with up and over door. To the rear is a corner decked seating area leading down to a flagged patio and lawned garden with bush and shrubbery border, surrounded by brick walls.



COUNCIL TAX BAND

The council tax band for this property is A.

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.