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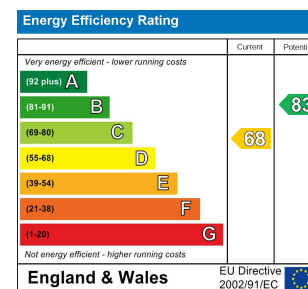
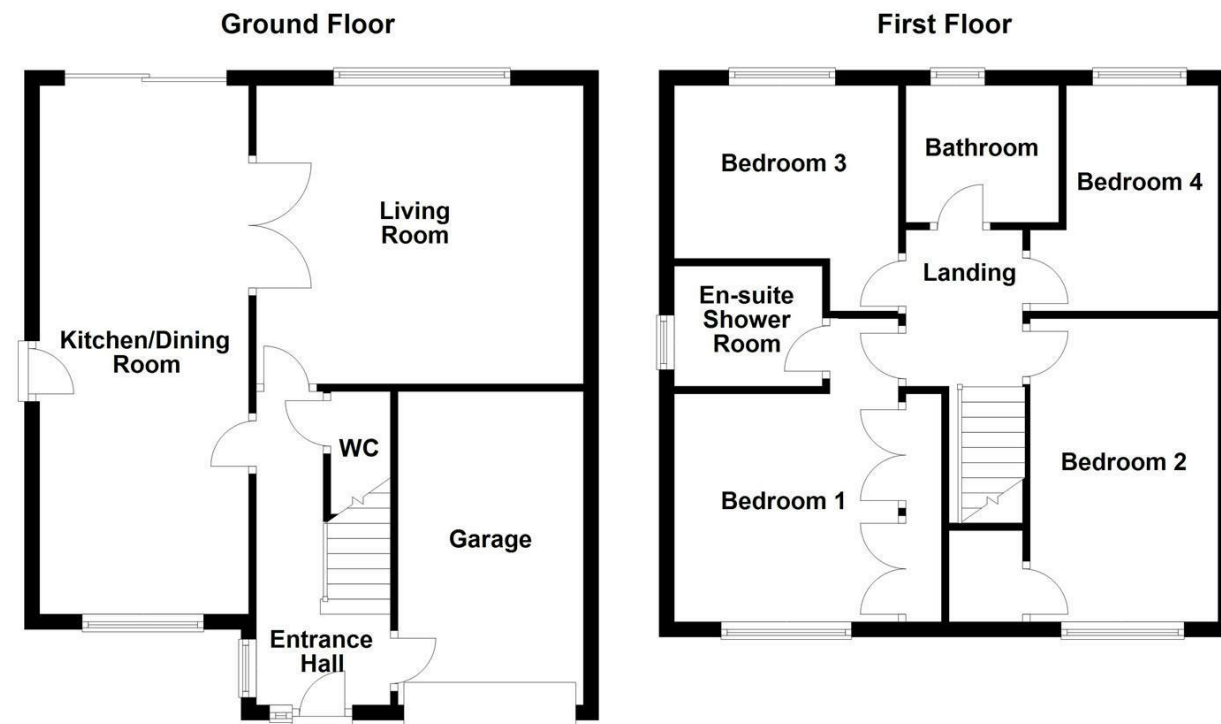
For Sale Freehold £395,000

Occupying a pleasant position is this well appointed and attractive four bedroom detached home benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, downstairs w.c., integral garage which in part is used as utility area, living room, contemporary open plan kitchen dining room and to the first floor there are four well proportioned bedrooms, bedroom one with en suite shower room/w.c. and additional main modern house bathroom/w.c. Outside there is a lawned garden to the front and driveway providing parking for two vehicles leading to the integral garage. The rear has an attractive and enclosed lawned garden with plants and shrubs bordering incorporating a flagged patio.

The property is well placed to local amenities including shops and schools, Pinderfields Hospital, local bus routes nearby and good access to the motorway network, ideal for those commuting on a regular basis.

A fantastic home ideal for the growing family and deserves an early viewing to fully appreciate and to avoid 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*

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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.



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ACCOMMODATION

ENTRANCE HALL

Entrance door with double glazed window panel to the side. UPVC double glazed window to the side, Amtico flooring, wood panelling to the walls, stairs to the first floor landing, door to the open plan contemporary kitchen diner, doors to downstairs w.c., and living room. Central heating radiator and door to the integral garage.

DOWNSTAIRS W.C.

Low flush w.c., radiator, wash basin over pedestal, Amtico flooring.

INTEGRAL GARAGE

15'9" x 8'2" [4.81m x 2.49m]

Currently used as a utility area. Work surface over, space for fridge, freezer, washing machine and dryer. Side door. Boiler.

KITCHEN DINING ROOM

23'1" x 9'0" max x 8'9" min [7.05m x 2.75m max x 2.69m min]

Contemporary open plan kitchen dining room. A range of contemporary grey gloss soft close wall and base units with matching work surface over incorporating 1.12 sink and drainer, integrated dishwasher, space for a Range cooker, drawers, integrated fridge and freezer, Amtico flooring throughout, UPVC double glazed window to the front, UPVC door to the side, wood panelling to the dining area, UPVC double glazed sliding patio doors to the rear, radiator and double doors into the living room.



LIVING ROOM

14'2" x 12'11" [4.32m x 3.94m]

Amtico flooring, gas fire with marble back and hearth within wood surround, UPVC double glazed window to the rear, radiator, coving to the ceiling.



FIRST FLOOR LANDING

Wood panelling to the staircase. The landing has loft access, doors to four bedrooms and bathroom/w.c. Recessed LED spotlights.

BEDROOM ONE

9'10" to built in wardrobes x 9'9" plus 2'10" x 3' [3.01m to built in wardrobes x 2.99m plus 0.88m x 1]

UPVC double glazed window to the front, radiator, built in wardrobes and wood panelling to one wall. Door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

6'5" x 5'2" [1.96m x 1.59m]

Concealed low flush w.c. wash basin over vanity cupboards and shower cubicle with mixer shower. Recessed ceiling spotlights, UPVC double glazed frosted window to the side, central heating radiator, part tiled walls, tiled effect flooring.



BEDROOM TWO

8'1" x 13'0" [2.48m x 3.98m]

UPVC double glazed window to the front, radiator, door to the storage cupboard.

BEDROOM THREE

9'9" x 9'8" max x 7'6" min [2.98m x 2.96m max x 2.29m min]

UPVC double glazed window to the rear and radiator.



BEDROOM FOUR

9'9" x 8'2" max x 6'7" min [2.99m x 2.49m max x 2.01m min]

UPVC double glazed window to the rear and radiator.

BATHROOM/W.C.

5'11" x 6'6" [1.81m x 2m]

Low flush w.c., wash basin over vanity drawer and panelled bath with mixer shower over and separate attachment. Tiled to the bath area. Heated chrome towel radiator, UPVC double glazed frosted windows to the rear.



OUTSIDE

To the front there is a lawned garden and driveway providing off road parking for two vehicles leading to the integral garage. To the rear there is an attractive lawned garden incorporating flagged patio area with plants, trees and shrubs bordering.



COUNCIL TAX BAND

The council tax band for this property is E

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.