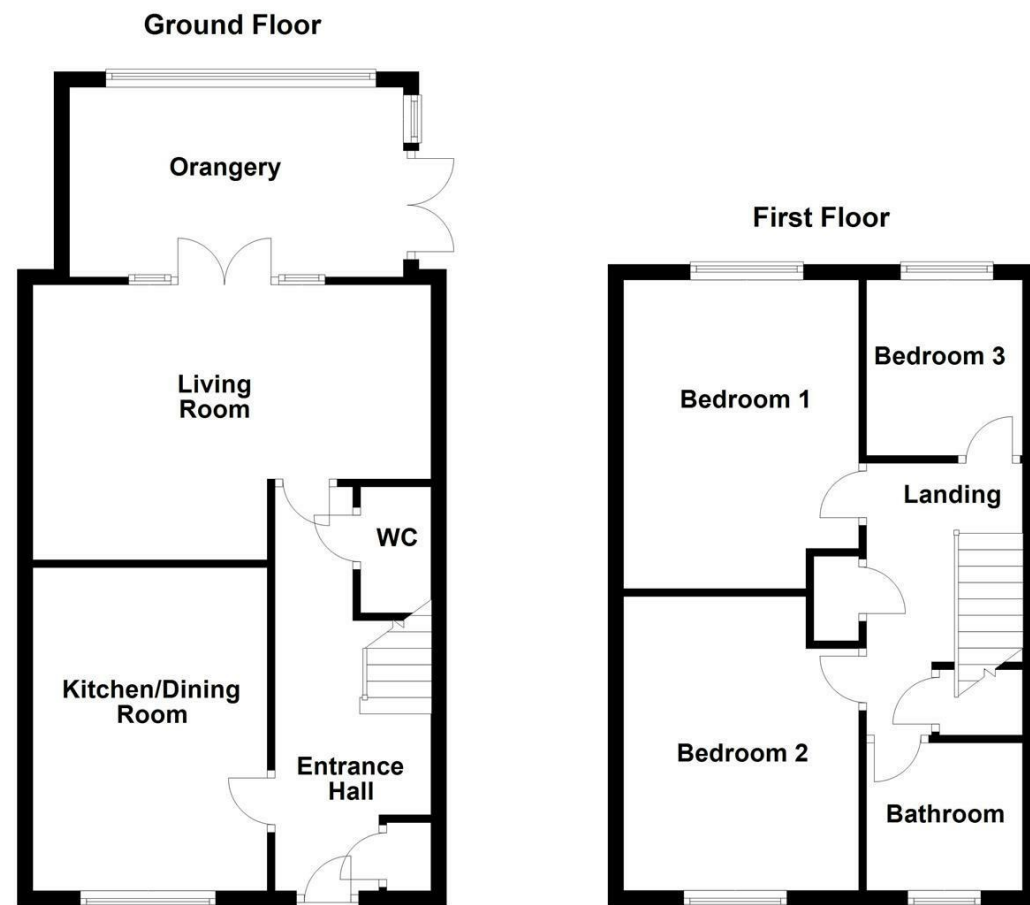




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



15 Timperley Close, Wakefield, WF1 2FT

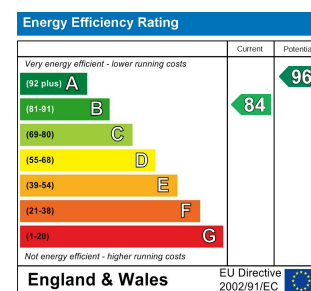
For Sale Freehold £240,000

Well appointed throughout is this attractive three bedroom semi detached home benefitting from orangery to the rear, UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, downstairs w.c., modern kitchen/dining room, living room and orangery. Stairs to the first floor lead to three bedrooms and modern house bathroom/w.c. Outside, lawned gardens to the front and rear with parking to the side for two vehicles.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

An ideal home for the couple or family looking to gain access onto the property market and an early viewing comes highly recommended.



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



ACCOMMODATION

ENTRANCE HALL

Composite entrance door, stairs to the first floor landing, radiator and doors to the kitchen/diner, living room, downstairs w.c. and boiler cupboard.

W.C.

Concealed cistern low flush w.c., pedestal wash basin with tiled splash back. Tiled effect floor, recess ceiling spotlight and radiator.

KITCHEN/DINING ROOM

13'7" x 9'10" [4.15m x 3.0m]

Range of modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer taps, integrated oven and grill, integrated fridge/freezer, integrated dishwasher and integrated automatic washing machine. Four ring gas hob with stainless steel cooker hood, recess ceiling spotlights, laminate floor, UPVC double glazed window to the front and radiator.



LIVING ROOM

8'3" [min] x 12'4" [max] x 16'10" [2.53m [min] x 3.76m [max] x 5.15m]

Radiator and UPVC double glazed French doors with window either side to the orangery.



ORANGERY

9'0" x 14'3" [2.76m x 4.35m]

UPVC double glazed windows to the rear with French doors to the side, laminate floor and wall mounted panel heater.



FIRST FLOOR LANDING

Radiator, loft access and doors to the airing cupboard, storage cupboard, three bedrooms and the bathroom.

BEDROOM ONE

9'11" x 8'10" plus 11'3" x 2'0" [3.03m x 2.70m plus 3.45m x 0.62m]

UPVC double glazed window to the rear and radiator.



BEDROOM TWO

10'0" x 9'10" plus 2'1" [3.05m x 3.01m plus 0.66m]

UPVC double glazed window to the front and radiator.



BEDROOM THREE

7'4" x 7'8" [2.25m x 2.36m]

UPVC double glazed window to the rear and radiator.

BATHROOM/W.C.

5'6" x 6'7" [1.69m x 2.01m]

Concealed low flush w.c., wash basin and panelled bath with mixer shower over. Part tiled walls, UPVC double glazed frosted window to the front, tiled effect floor and heated chrome towel radiator.



OUTSIDE

Lawned gardens to the front and rear with parking to the side for two vehicles.



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.