



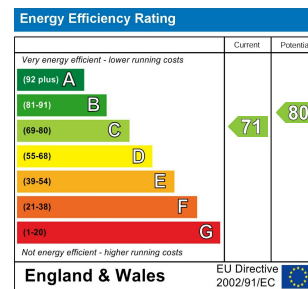
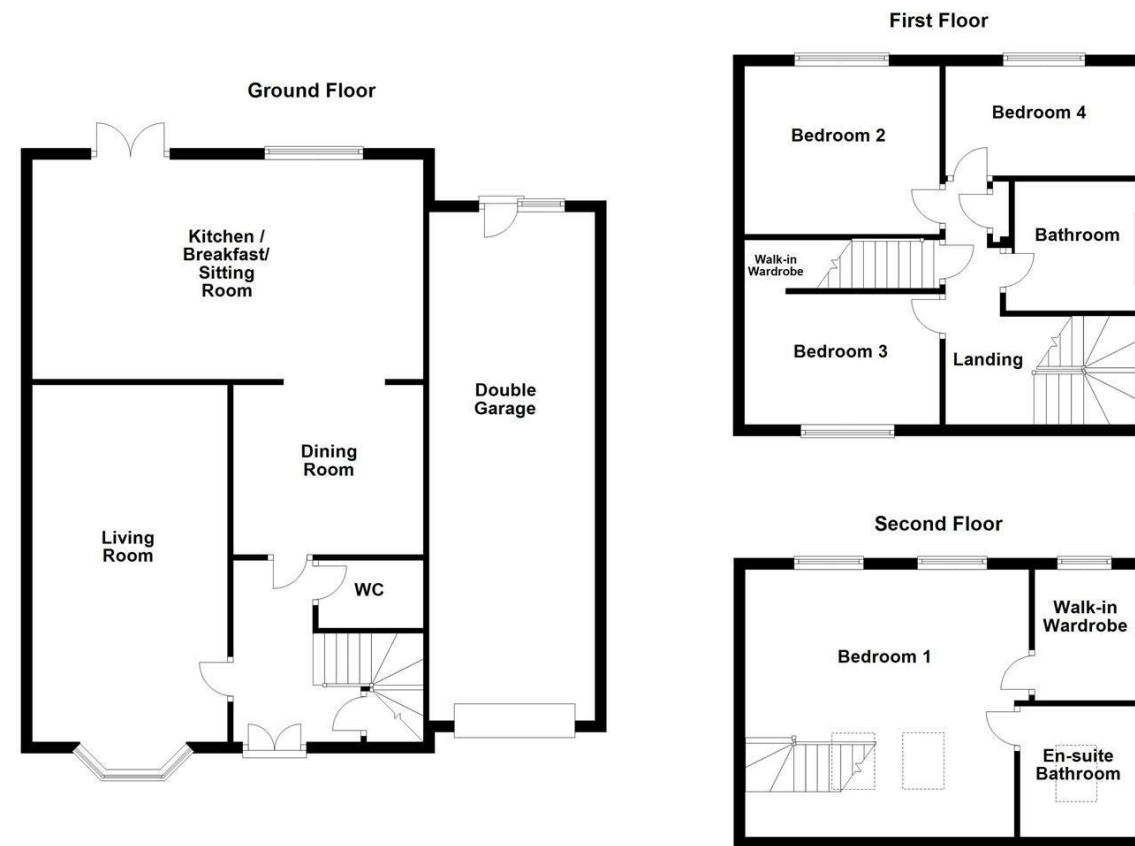
WAKEFIELD
01924 291 294

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.



3 St. Pauls Walk, Wakefield, WF2 0AX

For Sale Freehold Offers Over £300,000

Nestled in a cul-de-sac location is this four bedroom semi detached property with accommodation spanning over three floors benefitting from en suite bathroom, ample off road parking and enclosed rear garden.

The property briefly comprises of entrance hall, living room, downstairs w.c., dining room and kitchen/breakfast room. The first floor landing leads to three bedrooms and four piece suite house bathroom/w.c. Further steps lead up to bedroom one located on the second floor with en suite bathroom facilities. Outside to the front is a broad block paved driveway providing ample off road parking leading to the attached double garage. To the rear is a good sized garden with pebbled patio area and planted garden, surrounded by timber fencing.

Alverthorpe area is well connected by local transport, making it convenient for commuting to Wakefield and neighbouring areas on a regular basis. Local amenities such as shops and schools are also nearby.

Offered for sale with no chain, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Set of UPVC double glazed frosted doors, stairs to the first floor landing with downstairs storage, central heating radiator and doors to the living room, dining room and downstairs w.c.

LIVING ROOM

20'9" x 11'0" [6.33m x 3.37m]

UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling and decorative fireplace with ornate hearth, surround and mantle.



W.C.

3'11" x 6'1" [1.2m x 1.86m]

Coving to the ceiling, spotlights, extractor fan, low flush w.c., pedestal wash basin with mixer tap and central heating radiator.

DINING ROOM

9'6" x 11'0" [2.92m x 3.36m]

An opening to the kitchen/breakfast room, door to the garage, central heating radiator and spotlights.



KITCHEN/BREAKFAST ROOM

12'9" x 22'0" [3.91m x 6.73m]

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Four ring gas hob with griddle plate and stainless steel extractor hood above. Integrated oven, space and plumbing for a dishwasher and space for a fridge/freezer. UPVC double glazed window to the rear, set of UPVC double glazed French doors to the rear and central heating radiator.

FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the front, central heating radiator and doors to a storage cupboard, three bedrooms and bathroom. Stairs to bedroom one located on the second floor.

BEDROOM TWO

9'8" x 11'5" [2.97m x 3.48m]

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



BEDROOM THREE

11'5" x 7'8" [3.48m x 2.35m]

UPVC double glazed window to the front, central heating radiator and access to a walk in wardrobe downstairs storage area.

BEDROOM FOUR

6'2" x 11'0" [1.88m x 3.36m]

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

BATHROOM/W.C.

7'5" x 7'6" [2.27m x 2.31m]

Four piece suite comprising low flush w.c., pedestal wash basin with mixer tap and tiled splash back, corner bath with mixer tap and shower head attachment and separate shower cubicle with overhead shower and glass shower screen. UPVC double glazed frosted window to the side, chrome ladder style radiator and spotlights to the ceiling.



BEDROOM ONE

15'7" x 16'7" (max) x 5'2" (min) [4.76m x 5.07m (max) x 1.6m (min)]

Two velux skylights, two UPVC double glazed windows to the rear, spotlights, central heating radiator and doors to the walk in wardrobe and en suite bathroom.



WALK IN WARDROBE

7'6" x 5'1" [2.31m x 1.55m]

Range of fitted rails, UPVC double glazed window to the rear, spotlights to the ceiling and central heating radiator.

EN SUITE BATHROOM/W.C.

6'6" x 7'4" [1.99m x 2.24m]

Three piece suite comprising low flush w.c., ceramic wash basin with storage and mixer tap and corner bath with shower head attachment. Velux skylight, spotlights to the ceiling, extractor fan, underfloor heating and partially tiled.



OUTSIDE

To the front of the property is a block paved driveway providing off road parking for several vehicles leading to the attached double garage with manual up and over door, power and light. There is a planted border with mature trees and shrubs. To the rear is a gravelled patio area, perfect for outdoor dining and entertaining and planted garden, fully enclosed by walls and timber fencing.



DOUBLE GARAGE

30'10" x 9'8" [9.4m x 2.95m]

Tandem garage with manual up and over door, power and light. UPVC double glazed door to the rear garden and side access to the dining room.

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.