



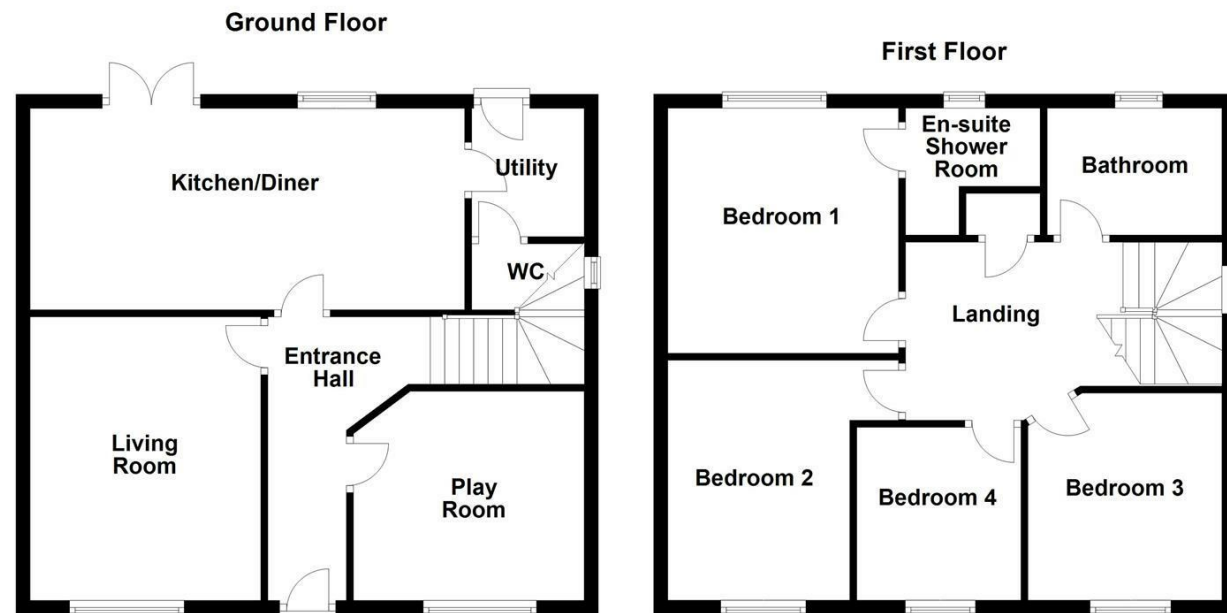
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76 Ruby Street, Wakefield, WF1 2GP

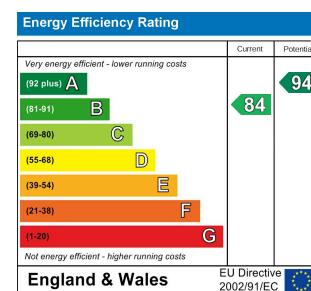
For Sale Freehold Offers Over £398,000

Situated on a modern development is this superbly presented four bedroom detached family home ideal for the growing family benefitting from well proportioned accommodation, ample off road parking and an enclosed rear garden.

The property briefly comprises of entrance hall, play room, living room, kitchen/diner, utility and downstairs w.c. The first floor landing leads to four bedrooms (bedroom with en suite) and main house bathroom/w.c. Outside to the front is a lawned garden with paved pathway to the front door. To the rear is an enclosed garden with lawn and paved patio area, perfect for outdoor dining with sided access to the garage. Behind the rear garden is a driveway providing off road parking for two vehicles leading to the single garage.

The property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network. Wakefield city centre is only a short distance away with Wakefield Westgate train station for those looking to commute further afield.

Simply a fantastic home, ideal for the growing family and truly deserves an early viewing to fully appreciate the accommodation offer and to avoid disappointment.



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

Composite front entrance door, central heating radiator, stairs to the first floor landing and doors to the play room, living room and kitchen/diner.

PLAY ROOM

6'6" [min] x 7'5" [max] x 8'10" [2.0m [min] x 2.28m [max] x 2.71m]
UPVC double glazed window to the front and central heating radiator.

LIVING ROOM

13'3" x 10'9" [4.04m x 3.29m]
UPVC double glazed window to the front and central heating radiator.



KITCHEN/DINER

9'4" x 20'3" [2.87m x 6.18m]
Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, breakfast bar with matching work surface over, integrated appliances including fridge/freezer, dishwasher, oven with four ring gas hob and stainless steel extractor hood above. Wood effect tiled flooring, UPVC double glazed window to the rear, set of UPVC double glazed French doors to the rear garden, central heating radiator and door through to the utility.

UTILITY

6'1" x 5'2" [1.87m x 1.6m]
Base units with laminate work surface over, space and plumbing for a washing machine, space for an under counter fridge/freezer or tumble dryer. Wood effect tiled flooring, composite rear door, door to the downstairs w.c. Matching cupboard housing the boiler.

W.C.

3'0" x 5'3" [0.92m x 1.61m]
UPVC double glazed frosted window to the side, central heating radiator, low flush w.c. and pedestal wash basin with mixer tap.

FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side and doors to a storage cupboard, four bedrooms and the house bathroom.

BEDROOM ONE

10'11" x 11'5" [3.33m x 3.5m]
UPVC double glazed window to the rear, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'0" x 6'5" [max] x 3'8" [min] [1.84m x 1.96m [max] x 1.13m [min]]
Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and shower cubicle with shower head attachment. UPVC double glazed frosted window to the rear, central heating radiator, extractor fan and fully tiled.



BEDROOM TWO

11'5" x 10'11" [max] x 8'6" [min] [3.5m x 3.33m [max] x 2.61m [min]]
UPVC double glazed window to the front and central heating radiator.



BEDROOM THREE

9'10" x 8'11" [max] x 6'5" [min] [3.0m x 2.73m [max] x 1.97m [min]]
UPVC double glazed window to the front and central heating radiator.

BEDROOM FOUR

8'2" x 7'8" [2.5m x 2.35m]
UPVC double glazed window to the front and central heating radiator.

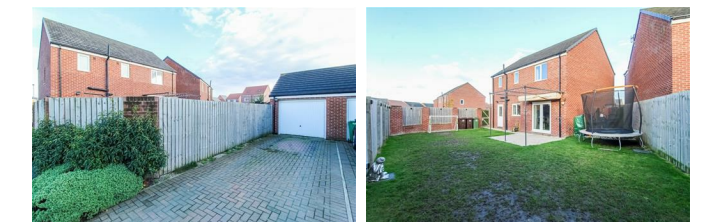
BATHROOM/W.C.

6'3" x 8'1" [1.92m x 2.48m]
Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and shower head attachment. UPVC double glazed frosted window to the rear, central heating radiator, extractor fan and fully tiled.



OUTSIDE

To the front of the property the garden is laid to lawn with a paved pathway leading to the front door. To the rear is an enclosed garden mainly laid to lawn incorporating paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing. A side access door provides access to the garage which is located to the rear of the garden with block paved driveway providing off road parking for two vehicles leading to the semi-detached single garage with manual up and over door, power and light.



COUNCIL TAX BAND

The council tax band for this property is E.

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.