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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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



2 Newark Vale, Robin Hood, WF3 3UD

For Sale Freehold £345,000

Nestled in a cul-de-sac location is this extended four bedroom semi detached home benefitting from a modern open plan kitchen/dining/sitting room, integral garage and attractive enclosed rear garden.

The property briefly comprises of entrance hall, downstairs w.c., open plan kitchen/dining/sitting room and inner hallway leading to the living room. The first floor landing leads to four bedrooms (the principal bedroom boasting en suite bathroom) and modern house shower room. Outside to the front is a lawned garden and driveway providing off road parking leading to the single integral garage. To the rear is a landscaped garden with paved patio area, attractive lawn with pathway leading to the raised decked patio area, perfect for outdoor dining, enclosed by timber fencing.

This property would make an ideal purchase for the growing family looking in the Robin Hood area and is aptly placed to local amenities such as shops and schools as well as transport links.

Only a full internal inspection will truly show what is to offer at the property and so an early viewing comes highly advised to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed window to the side, central heating radiator and doors to the open plan kitchen/dining/sitting room and downstairs w.c.

W.C.

5'9" x 2'6" [1.76m x 0.77m]

Ladder style radiator, UPVC double glazed frosted window to the front, low flush w.c., ceramic wash basin with storage unit and mixer tap.

OPEN PLAN KITCHEN/DINING/SITTING ROOM

24'3" x 14'5" [max] x 8'3" [min] [7.4m x 4.41m [max] x 2.52m [min]]

Range of modern wall and base units with laminate work surface over, 1 1/2 ceramic sink and drainer with mixer tap and tiled splash back. Central island with modern base units, matching work surface and breakfast bar. Integrated double oven, four ring induction hob, space for an American style fridge freezer and LED strip lighting. Set of UPVC double glazed French doors to the rear garden, UPVC double glazed windows to the front and rear, central heating radiator, an opening through to the further hallway and stairs to the first floor landing.



HALLWAY

17'7" x 6'3" [max] x 4'0" [min] [5.37m x 1.93m [max] x 1.22m [min]]

Spotlights to the ceiling, central heating radiator, door to the living room, UPVC double glazed window to the rear and frosted door to the front

LIVING ROOM

20'8" x 8'2" [max] x 7'3" [min] [6.3m x 2.5m [max] x 2.22m [min]]

UPVC double glazed windows to either side, central heating radiator and log burning stove with slate hearth.



FIRST FLOOR LANDING

Loft access and doors to four bedrooms and the shower room.

BEDROOM ONE

13'10" x 17'10" [max] x 11'6" [min] [4.23m x 5.44m [max] x 3.52m [min]]

UPVC double glazed windows to the front and rear, fitted wardrobes with sliding doors, central heating radiator and door to the en suite bathroom.



EN SUITE BATHROOM/W.C.

6'7" x 5'10" [2.03m x 1.79m]

Three piece suite comprising low flush w.c., ceramic wash basin with storage unit and mixer tap and bath with mixer tap and shower head attachment. Spotlights to the ceiling, extractor fan, UPVC double glazed frosted window to the rear, chrome ladder style radiator and partially tiled.



BEDROOM TWO

8'5" x 13'3" [2.57m x 4.06m]

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



BEDROOM THREE

10'9" x 8'5" [max] x 8'0" [min] [3.28m x 2.57m [max] x 2.44m [min]]

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

BEDROOM FOUR

5'9" x 10'0" [max] x 7'3" [min] [1.77m x 3.05m [max] x 2.23m [min]]

Overstairs storage cupboard and UPVC double glazed window to the front.

SHOWER ROOM/W.C.

6'1" x 5'5" [1.86m x 1.67m]

Three piece suite comprising low flush w.c., ceramic wash basin with storage unit and mixer tap and shower cubicle with shower head attachment and glass shower screen. UPVC double glazed frosted window to the rear and partially tiled.



OUTSIDE

To the front of the property is a lawned garden with planted shrub border and paved pathway to the front door. A paved driveway provides of road parking leading to the single integral garage with manual up and over door, power and light. To the rear is an landscaped tiered garden incorporating stone paved patio area with an attractive lawn and central pathway leading to the raised decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



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.