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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



## 4 Moor Gate, East Ardsley, WF3 2DE

### For Sale Freehold £350,000

Located on a modern development is this three bedroom detached family home benefitting from open plan kitchen/diner with central island, spacious living room with bi-folding doors to the landscaped rear garden and ample off road parking.

The property briefly comprises of entrance hall, downstairs w.c., open plan kitchen/diner with understairs storage/cloakroom and living room. The first floor landing leading to three double bedrooms (the principal bedroom with en suite shower room) and the modern house bathroom/w.c. Outside to the front is an attractive lawned garden with paved pathway and tarmac running down the side of the property leading to the larger than average single garage. To the rear is an L-shaped timber decked patio area with glass balustrade, with further side tiered timber decked patio, slate border to the rear with timber shed, fully enclosed by timber fencing.

The property is within walking distance to local amenities and schools within the sought after area of East Ardsley. There is good access to the motorway networks ideal for those looking to travel further afield.

Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing is recommended.

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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, slate tiled floor, central heating radiator, solid oak doors sliding door to the kitchen/diner and further solid oak door to the downstairs w.c.

### W.C.

2'11" x 5'11" [0.90m x 1.81m]

Slate tiled floor, low flush w.c. with concealed cistern, pedestal wash basin with mixer tap and tiled splash back. Central heating radiator, UPVC double glazed frosted window overlooking the front elevation and extractor fan.

### KITCHEN/DINER

16'7" [min] x 24'2" [max] x 15'10" [5.06m [min] x 7.38m [max] x 4.83m]

Range of wall and base units with laminate work surface over and tiled splash back above, central island with breakfast bar, sink and drainer with mixer tap, integrated twin oven and grill with integrated microwave oven above, integrated dishwasher and integrated washing machine. Integrated fridge/freezer, pull out pantry drawer, four ring gas hob with cooker hood above and downlight. Kick heater, inset spotlights, central heating radiator, staircase leading to the first floor landing, slate tiled floor, UPVC double glazed bay window overlooking the front aspect with timber shutters, composite side entrance door and UPVC double glazed window to the side with build in blinds. Solid oak doors providing access into the living room and understairs storage cupboard/cloakroom.



### LIVING ROOM

12'2" x 16'2" [3.72m x 4.95m]

UPVC double glazed bi-folding doors leading out to the landscaped rear garden with built in timber shutters, two central heating radiators and solid oak flooring.



### FIRST FLOOR LANDING

UPVC double glazed frosted window overlooking the side elevation, central heating radiator, loft access and solid oak doors providing access to three bedrooms, the house bathroom and boiler cupboard.

### BEDROOM ONE

14'0" [max] x 10'5" [min] x 10'5" [4.27m [max] x 3.20m [min] x 3.20m]

Fitted double wardrobe with mirror glass sliding doors, UPVC double glazed window overlooking the front elevation, central heating radiator and solid oak door providing access into the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

6'0" x 4'1" [min] x 7'2" [max] [1.85m [min] x 2.20m [max]]

Three piece suite comprising wall hung wash basin with chrome mixer tap, low flush w.c. and enclosed shower cubicle with solid glass door and mixer shower. Chrome ladder style radiator, inset spotlights, extractor fan, UPVC double glazed frosted window overlooking the front elevation, fully tiled floor and partially tiled walls.



### BEDROOM TWO

12'11" x 8'11" [3.96m x 2.73m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



### BEDROOM THREE

9'2" x 6'10" [2.80m x 2.09m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BATHROOM/W.C.

6'8" x 6'7" [2.05m x 2.03m]

Three piece suite comprising panelled bath with centralised mixer tap and mixer shower over, low flush w.c. with concealed cistern and wall hung wash basin with chrome mixer tap. Chrome ladder style radiator, inset spotlights, extractor fan, UPVC

double glazed frosted window overlooking the side elevation, shaver socket point, partially tiled walls and fully tiled floor.



### OUTSIDE

To the front of the property is an attractive lawned garden with central paved pathway leading to the front door. A tarmacadam driveway runs down the side of the property providing ample off road parking for several vehicles leading to the larger than average single detached garage. To the rear is an L-shaped timber decked patio area with glass balustrade, perfect for entertaining and dining purposes with a side tiered solid wooden timber decked patio and slate border to the rear with timber shed, fully enclosed by timber fencing.



### GARAGE

19'10" x 9'11" [6.07m x 3.04m]

Electric roller door, power and light within.

### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.