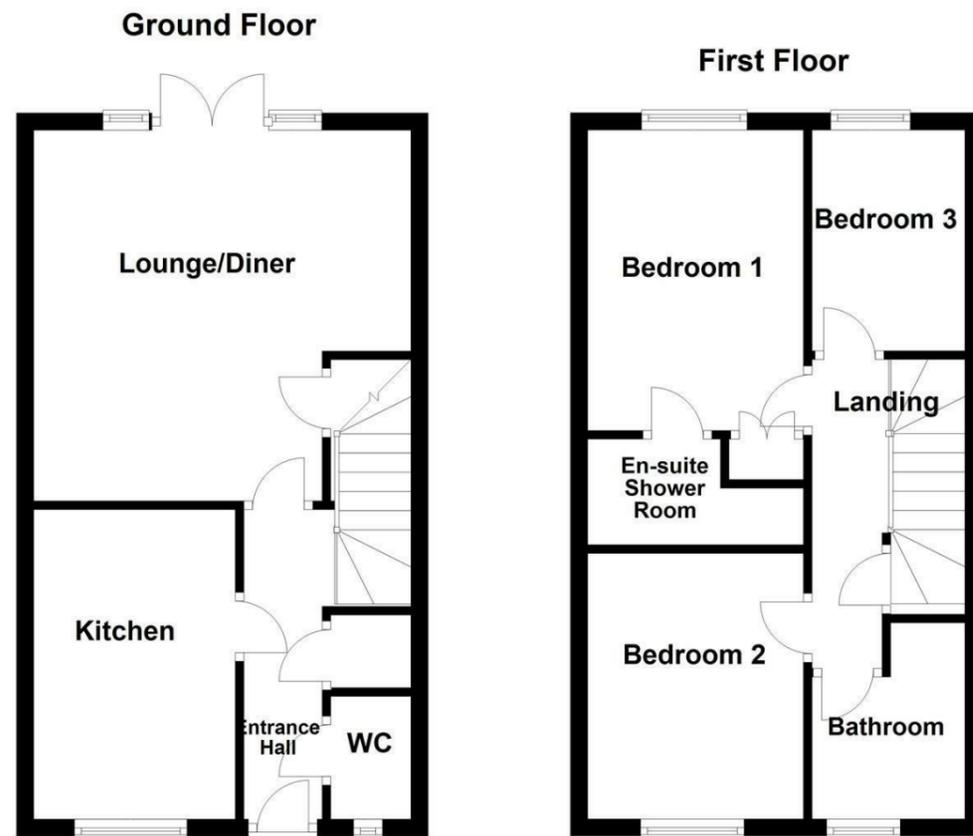




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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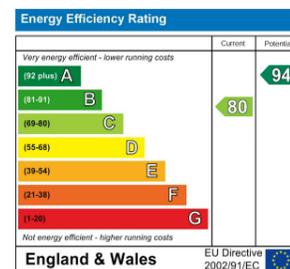
**41 Corbett Drive, Wakefield, WF2 9EA**  
**For Sale Freehold Offers Over £230,000**

Situated on this modern development is this well appointed and attractive three bedroom semi detached house benefitting from UPVC double glazing and gas central heating. Offered for sale with no chain and vacant possession for completion.

The property briefly comprises of cloakroom, kitchen, lounge/diner, stairs to first floor, three bedrooms - bedroom one benefitting from an en-suite shower room, a main house bathroom. Outside a small garden to the front and a driveway providing off street parking for two vehicles. To the rear, lawned garden incorporating a small flagged patio area.

The property is well placed to local amenities with many shops, schools and bus stops nearby and having grey access to motorway network, ideal for those looking to travel further afield.

Fantastic home ideal for the first time buyer, couple or family looking to get access onto the property market.



**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.



## ACCOMMODATION

### ENTRANCE HALL

radiator, stairs to first floor landing, door to lounge, door to kitchen, door to downstairs W.C., door to cloakroom.

### W.C.

pedestal basin with tiles for splashback, low flush W.C., tile effect floor, radiator, UPVC double glazed window to the front, spotlights in the ceiling.

### KITCHEN

8'0" max x 7'7" min x 12'2" deep [2.44m max x 2.32m min x 3.71m deep] modern fitted cream gloss wall and base units with stainless steel sink and drainer, integrated washing machine, integrated slimline dishwasher, integrated oven and grill, four ring gas hob, stainless steel filter above, integrated fridge/freezer, fully tiled floor, drawers on the base units, UPVC double glazed windows to the front, radiator, spotlights in the ceiling.



### LOUNGE/DINER

14'6" x 11'5" min x 14'11" max [4.42m x 3.50m min x 4.56m max] UPVC double glazing French doors to the rear, window panels either side, two radiators, door to understairs storage cupboard.



### FIRST FLOOR LANDING

radiator, loft access, door to airing cupboard, doors to three bedrooms, door to bathroom.

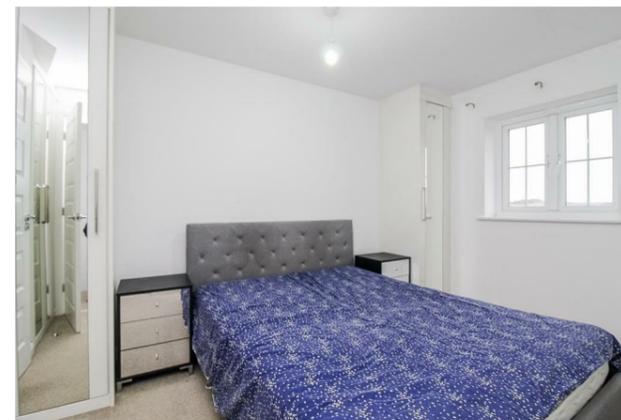
### BATHROOM

5'4" min x 7'9" max x 6'2" across [1.64m min x 2.38 max x 1.89m across] low flush w.c. and pedestal wash basin, panel bath, mixed with shower over, radiator, tiled effect floor, fully tiled walls, UPVC double glazed windows to the front.



### BEDROOM ONE

8'5" x 11'11" [2.57m x 3.64m] UPVC double glazed window to the rear, radiator, fitted wardrobes, built in double wardrobe, door to ensuite shower room.



### EN-SUITE

4'3" x 8'3" max [1.30m x 2.54m max] shower cubicle - electric shower, fully tiled walls, low flush w.c., pedestal wash basin, radiator, spotlights into ceiling, tiled effect floor.



### BEDROOM TWO

8'5" x 10'2" [2.58m x 3.11m] UPVC windows to the front, radiator.



### BEDROOM THREE

8'10" x 6'3" [2.70m x 1.93m] UPVC double glazed window to the rear, radiator.

### OUTSIDE

small lawned garden area, driveway providing off street parking for two vehicles, lawned garden to the rear incorporating small side patio area.



### 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.