



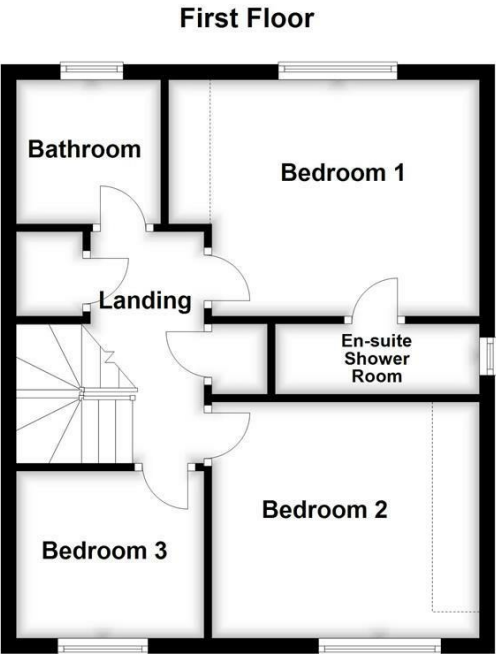
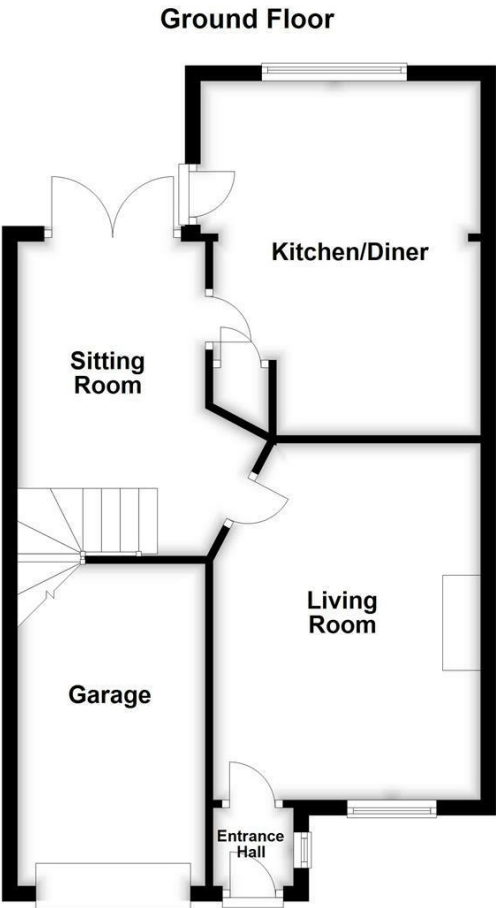
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

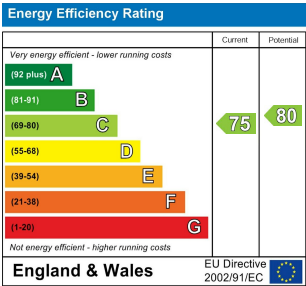


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



2 Laithes Fold, Wakefield, WF2 9TP

For Sale Freehold £318,000

Nestled in a cul-de-sac location is this extended three-bedroom detached home, presented to a high standard throughout and benefitting from a kitchen extension, new boiler with Hive system, new alarm system, ample off road parking and gardens to the front and rear.

The property briefly comprises entrance hall, living room, sitting room/office and extended kitchen/diner. The first floor landing leads to three bedrooms (with the principal bedroom boasting newly fitted en suite facilities) and newly fitted house bathroom/w.c. Outside to the front is a lawned garden and tarmacadam driveway providing off road parking for two vehicles leading to the single garage. Whilst to the rear is an enclosed garden with paved patio area, perfect for outdoor dining and entertaining with steps leading to the lawn incorporating raised patio area and timber shed.

The property is located close to local amenities including shops, schools and local bus routes travelling to and from Wakefield city centre. The M1 motorway is also easily accessible for those wishing to commute further afield.

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

Composite front entrance hall, coving to the ceiling, UPVC double glazed window to the side and door to the living room.

LIVING ROOM

15'5" x 11'6" [max] x 8'10" [min] [4.7m x 3.52m [max] x 2.7m [min]]
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, door to the sitting room and flame effect electric fireplace built into a media wall.



SITTING ROOM/OFFICE

13'6" x 10'9" [max] x 8'3" [min] [4.12m x 3.3m [max] x 2.53m [min]]
Stairs to the first floor landing, central heating radiator, coving to the ceiling, set of UPVC double glazed French doors to the rear garden and door to the kitchen/diner.



KITCHEN/DINER

16'0" x 11'2" [4.89m x 3.42m]
Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Integrated oven with four ring induction hob and extractor hood above, integrated dishwasher, integrated washing machine and new integrated fridge/freezer. Kickboard lighting, downlight, storage cupboard, UPVC double glazed window and door to the rear, spotlights to the ceiling, central heating radiator and the Ideal boiler is housed in here with HIVE thermostat.

FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side, central heating radiator and doors to three, bathroom and two storage cupboards.

BEDROOM ONE

11'2" x 10'2" [3.42m x 3.11m]
UPVC double glazed window to the rear, central heating radiator, spotlights to the ceiling, coving to the ceiling, dado rail, fitted wardrobes and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

3'2" x 8'9" [0.98m x 2.69m]
Newly fitted three piece suite comprising low flush w.c., wash basin with mixer tap and shower cubicle with overhead shower and glass shower screen with new pressure tank. UPVC double glazed frosted window to the side, chrome ladder style radiator, spotlights to the ceiling and extractor fan.

BEDROOM TWO

10'2" x 11'3" [3.12m x 3.44m]
Fitted wardrobes, new carpet, UPVC double glazed window to the front, central heating radiator and coving to the ceiling.



BEDROOM THREE

7'5" x 8'7" [2.27m x 2.62m]
Central heating radiator, coving to the ceiling, spotlights and UPVC double glazed window to the front.

BATHROOM/W.C.

6'3" x 6'5" [1.92m x 1.96m]
Newly fitted three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and panelled bath with mixer tap. UPVC double glazed window to the rear, spotlights to the ceiling, extractor fan and chrome ladder style radiator.



OUTSIDE

To the front of the property the garden is laid to lawn with planted features incorporating mature shrubs and tarmacadam driveway providing off road parking for two vehicles leading to the single integral garage with manual up and over door, power and light. To the rear is a paved patio area with steps leading up to a good sized lawn with raised decked patio area and timber shed, fully enclosed by new timber fencing.



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.

SOLAR PANELS OWNED

The property benefits from a system of solar panels for solar water heating which we are advised are owned outright and not subject to a lease agreement.