

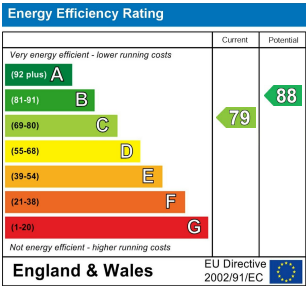


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



3 Bluebell Road, East Ardsley, Wakefield, WF3 2LS

For Sale Freehold £385,000

Situated on this ever popular and modern development sits this three storey, four bedroom semi detached property, ideal for any growing family.

The property comprises to the ground floor of a generous living room, beautiful modern specification kitchen/diner and conservatory. To the first floor there are two double bedrooms, including the main bedroom with en suite facilities and fitted wardrobes. As well as the first house bathroom/w.c. To the top floor, there are two further double bedrooms and a shower room/w.c. Externally, there is a garden to the side of the property, which is fully low maintenance and finished off to a high standard. Off street parking is provided by a driveway with a garage attached.

This particular development in East Ardsley has been popular since it's initial build due to it's excellent local transport links and popular walks for those with dogs. The property enjoys a pleasant spot on the estate and is finished to the absolute highest of standards.

To book in your viewing please contact our Wakefield branch.



ACCOMMODATION

HALLWAY

34' x 174' [1.03m x 5.30m]

Composite front entrance door with UPVC double glazed window to the front, gas central heating radiator, tiled floor, French doors into the living room, door into the kitchen/diner, understairs storage cupboard and downstairs w.c. Staircase leading to the first floor landing.

DOWNSTAIRS W.C.

210' x 53' [0.88m x 1.61m]

Two piece suite in white with a space saver ceramic sink with mixer tap, low level flush w.c., tiled floor and tiled walls, heated ladder towel rail, UPVC double glazed frosted window to the front and LED ceiling spotlights.

LIVING ROOM

116' x 167' [3.53m x 5.08m]

Two UPVC double glazed windows to the side, UPVC double glazed window to the front, gas central heating radiator.



KITCHEN/DINER

113' x 166' [3.43m x 5.05m]

UPVC double glazed French doors leading to the conservatory and UPVC double glazed window to the front. A beautifully finished modern kitchen with sandstone tops

and white high gloss handleless soft close doors, integrated oven/grill, integrated five ring gas burning hob, integrated dishwasher and integrated wine fridge. LED ceiling spotlights and feature island storage facility. Tiled floor and two gas central heating radiators.



CONSERVATORY

110' x 76' [3.36m x 2.30m]

UPVC double glazed windows to three sides and UPVC double glazed doors. Tiled floor, multiple electric sockets and a gas central heating radiators.



FIRST FLOOR LANDING

Doors to two double bedrooms, house bathroom/w.c. and a staircase leading to the second floor.

BEDROOM ONE

116' x 147' [3.52m x 4.47m]

UPVC double glazed windows to the front and side, gas central heating radiator and full sized fitted wardrobes. Door leading into en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

63' x 65' [1.93m x 1.96m]

UPVC double glazed frosted glass window to the front. Beautifully finished en suite with fully tiled walls and floor, large ceramic sink with mixer tap and vanity unit above. Low flush w.c., double sized shower with rainfall and separate head attachments. LED ceiling spotlights and modern style extractor fan.



BEDROOM TWO

113' x 167' [3.44m x 5.08m]

UPVC double glazed windows to the front and side, gas central heating radiator and ample storage space for free standing wardrobes.

SHOWER ROOM/W.C.

65' x 62' [1.96m x 1.89m]

Fully tiled walls and floor. Full sized bath with shower attachment including a rainfall shower head and hand held attachment. Low flush w.c., sink with mixer tap, UPVC double glazed frosted glass window to the front and a ladder heated towel rail.



SECOND FLOOR LANDING

Doors to two bedrooms and house bathroom/w.c.

BEDROOM THREE

116' x 123' [3.53m x 3.74m]

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

BEDROOM FOUR

114' x 123' [3.47m x 3.74m]

UPVC double glazed windows to the front and side, as well as a gas central heating radiator.

SHOWER ROOM/W.C.

55' x 611' [1.67m x 2.12m]

UPVC double glazed frosted glass window to the front and heated chrome towel rail. Three piece suite in white with full size shower with rainfall head, ceramic sink with mixer tap and a low flush w.c. Tiled walls and floor, as well as an extractor fan.

OUTSIDE

To the front of the property there is a small retaining wall garden and to the side there is a family friendly and fully enclosed garden, which is low maintenance and finished off with a beautiful sandstone tile and lights. There is a gate to the side which leads out of the driveway, with off street parking and a garage.



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 six local offices.