



#### 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



## 10 Felkirk Drive, Ryhill, Wakefield, WF4 2PL

### For Sale Freehold £220,000

Situated on a modern development is three bedroom detached property sitting on a generous sized corner plot benefitting from wrap around gardens and ample off road parking furthered by a detached garage.

The accommodation briefly comprises of the entrance hall, living room, kitchen/diner and conservatory. The first floor landing leads to three bedrooms and the house bathroom/w.c. The property sits on a corner plot with sizable gated lawned garden to the front with driveway leading to the single detached garage. To the rear is an enclosed lawned garden with paved patio area, perfect for outdoor dining.

The property is well placed to local amenities including shops and schools with local bus routes nearby.

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



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ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, central heating radiator, stairs to the first floor landing and door to the living room.

LIVING ROOM

16'7" x 11'6" [max x 3'4" [min]] [5.07m x 3.53m [max x 1.04m [min]]]  
Two central heating radiators, UPVC double glazed bay window to the front, access to an understairs storage cupboard and door to the kitchen/diner.



KITCHEN/DINER

8'4" x 14'9" [2.56m x 4.5m]  
Range of wall and base units with laminate work surface over, sink and drainer with mixer tap and tiled splash back, integrated oven with four ring electric hob and stainless steel extractor hood above. Space and plumbing for a washing machine, slimline dishwasher and space for a fridge/freezer. Central heating radiator, UPVC double glazed window to the rear and UPVC door to the conservatory.



CONSERVATORY

11'3" x 8'10" [max] x 4'0" [min] [3.45m x 2.71m [max] x 1.24m [min]]  
Surrounded by UPVC double glazed windows with a set of French doors to the rear garden.



FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side and doors to three bedrooms and the house bathroom.

BEDROOM ONE

11'5" x 8'4" [3.5m x 2.56m]  
Set of fitted wardrobes with sliding mirror doors, UPVC double glazed window to the rear and central heating radiator.



BEDROOM TWO

8'5" x 11'11" [max] x 9'8" [min] [2.57m x 3.65m [max] x 2.96m [min]]  
UPVC double glazed window to the front and central heating radiator.



BEDROOM THREE

8'4" x 6'4" [2.55m x 1.95m]  
UPVC double glazed window to the rear and central heating radiator.



BATHROOM/W.C.

6'3" x 8'3" [max] x 5'6" [min] [1.91m x 2.52m [max] x 1.68m [min]]  
Three piece suite comprising concealed cistern low flush w.c., wash basin with mixer tap and LED mirror and panelled bath with mixer tap and shower head attachment. Overstairs storage cupboard, UPVC double glazed frosted window to the front, chrome ladder style radiator, shaver socket point and extractor fan,



OUTSIDE

To the front of the property is a lawned garden with shrub surround and driveway providing off road parking leading to the single detached garage with electric up and over door, power and light. To the rear is a generous sized lawned garden incorporating paved patio area, perfect for outdoor dining and entertaining, surrounded 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.