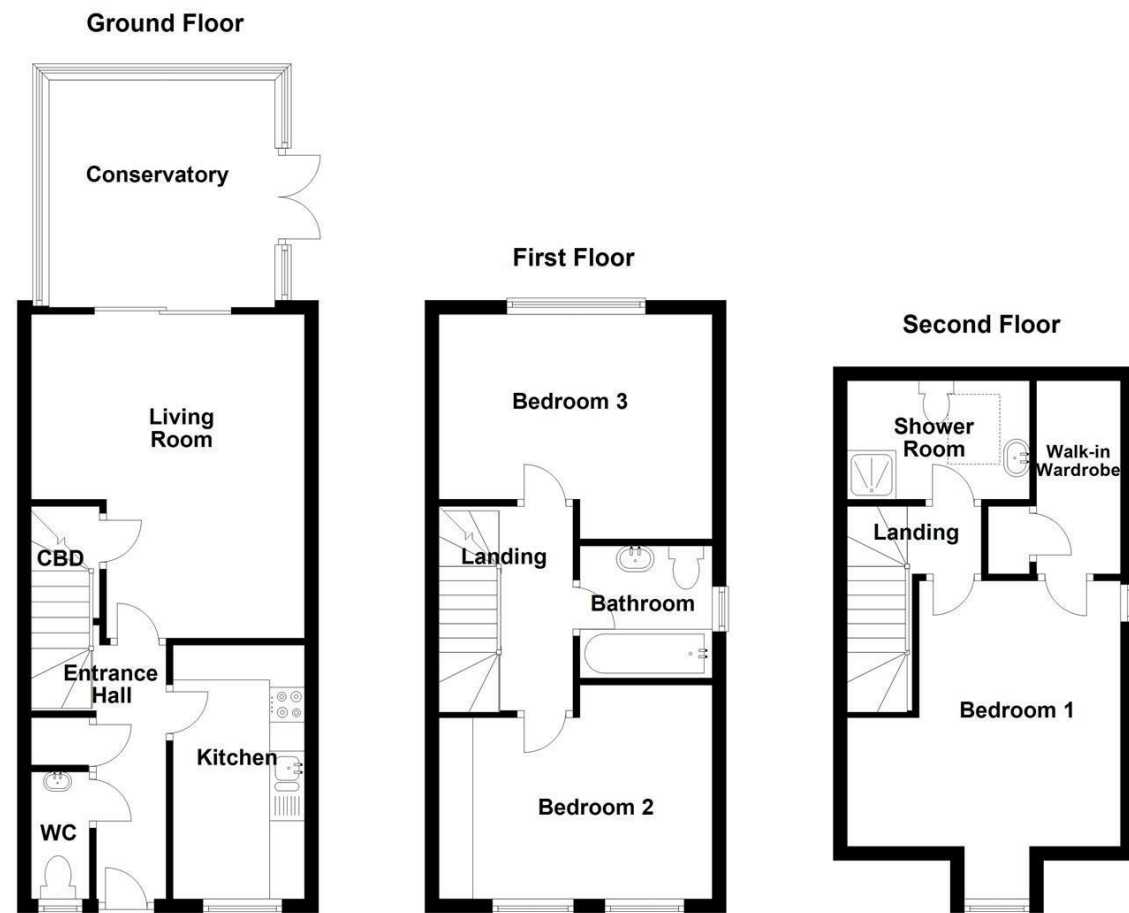




WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



16 Padgett Way, Wakefield, WF2 9UG

For Sale Freehold £250,000

Enjoying a cul-de-sac location is this well presented three bedroom end town house benefitting from spacious living accommodation spread over three levels, ample off road parking and an enclosed rear garden.

The property briefly comprises entrance hall, downstairs w.c., kitchen, spacious living room and conservatory. The first floor landing leads to two double bedrooms and the modern house bathroom/w.c. A further set of stairs provides access to a shower room/w.c. and a further double bedroom with walk in wardrobe. Outside the front is a lawned garden with bushes and pathway to the front door. A tarmac driveway runs down the side providing off road parking for two vehicles leading to the single detached garage. To the rear is an enclosed garden incorporating a paved pathway leading to the attractive lawned garden with bushes.

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.

IMPORTANT NOTE TO PURCHASERS

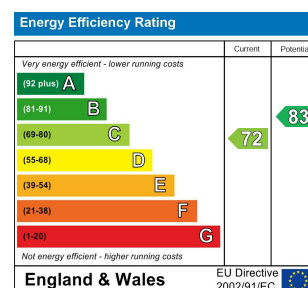
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

Composite front entrance door, karndean flooring, coving to the ceiling, central heating radiator, staircase to the first floor landing and doors to the downstairs w.c., storage cupboard (with power and space for a fridge/freezer), living room and kitchen.

W.C.

28' x 5'11" [0.82m x 1.82m]
Low flush w.c., vanity wash basin with chrome mixer tap, central heating radiator, UPVC double glazed frosted window overlooking the front elevation, fully tiled walls and floor.

KITCHEN

62' x 11'11" [1.90m x 3.65m]
Range of wall and base units with laminate work surface over and tiled splash back, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and cooker hood over, Integrated fridge, integrated dishwasher and integrated washing machine. Breakfast bar, central heating radiator, karndean flooring, UPVC double glazed window overlooking the front aspect and cupboard housing the condensing regular boiler.

LIVING ROOM

15'3" x 9'4" [min] x 12'11" [max] [4.65m x 2.87m [min] x 3.94m [max]]
Electric fire with decorative surround, set of UPVC double glazed sliding patio doors leading to the conservatory, coving to the ceiling and central heating radiator.



CONSERVATORY

10'8" x 9'3" [3.26m x 2.84m]
UPVC double glazed windows on three sides, set of UPVC double glazed French doors to the rear garden, power and light.



FIRST FLOOR LANDING

Further staircase with glass balustrade leading to second floor landing and doors providing access to two double bedrooms and modern house bathroom.

BEDROOM TWO

8'7" [min] x 10'2" [max] x 10'11" [2.63m [min] x 3.12m [max] x 3.33m]
Set of fitted wardrobes, UPVC double glazed windows overlooking the front elevation and central heating radiator.



BEDROOM THREE

8'11" [min] x 10'6" [max] x 12'11" [2.72m [min] x 3.22m [max] x 3.94m]
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.

62' x 6'3" [1.88m x 1.91m]
Three piece suite comprising panelled bath with mixer tap, concealed cistern low flush w.c. and resin work surface with sink built in and mixer tap. Part tiled walls, fully tiled floor, inset spotlights, extractor fan, ladder style radiator and UPVC double glazed frosted window overlooking the side elevation.



SECOND FLOOR LANDING

Doors to the shower room and a further double bedroom.

SHOWER ROOM/W.C.

5'6" x 8'6" [1.69m x 2.61m]
Three piece suite comprising enclosed shower cubicle with mixer shower, low flush w.c. and wash basin with mixer tap and tiled splash back. Shaver socket point, timber double glazed velux style window with built in blind to the pitch sloping ceiling, central heating radiator and laminate flooring.



BEDROOM ONE

12'5" x 9'4" [min] x 12'11" [max] [3.81m x 2.85m [min] x 3.94m [max]]
UPVC double glazed window overlooking the front elevation and frosted window to the side

elevation. Loft access, laminate flooring, central heating radiator and door providing access to the walk in wardrobe.



WALK IN WARDROBE

7'10" x 4'1" [2.40m x 1.25m]
Fixed wardrobe rails and fixed shelving above. Door providing access into the airing cupboard.

OUTSIDE

To the front is an attractive lawned garden with central paved pathway leading to the front door and bushes bordering. To the side is a tarmacadam driveway providing off road parking for two vehicles leading to the single detached garage with manual up and over door, as well as a timber side door. To the rear is a paved pathway leading to the lawned garden with bushes and paved patio area, perfect for entertaining and dining purposes and 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.