



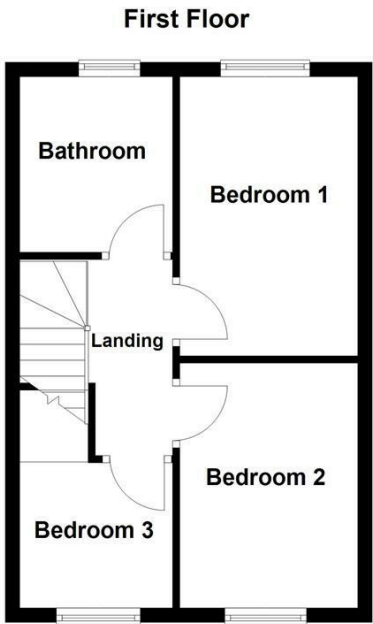
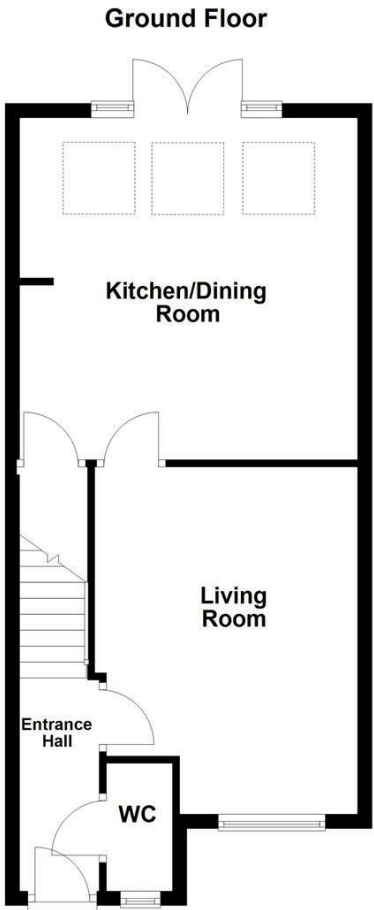
WAKEFIELD  
01924 291 294

OSSETT  
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HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

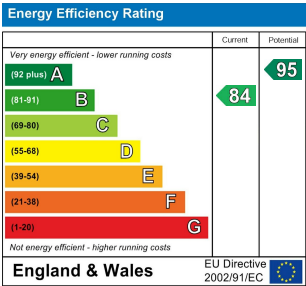


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 11 Serenity Close, Wakefield, WF3 4FS

### For Sale Freehold £280,000

Situated on this sought after City Fields development is this well presented three bedroom semi detached property benefitting from ample reception space and an attractive landscaped rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., living room and kitchen/dining room. The first floor landing leads to three bedrooms and house bathroom. Outside to the front is a lawned garden and driveway providing off road parking. To the rear is a landscaped lawned garden incorporating pebbled and paved patio areas, perfect for outdoor dining and entertaining with timber summerhouse, fully enclosed by timber fencing.

The property is ideally located for anyone working in Pinderfields, Wakefield and surrounding areas. It is also ideally located for the motorway network for those looking to commute further afield for work.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly advised to avoid disappointment.





## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, stairs to the first floor landing, doors to the living room and downstairs w.c.

### W.C.

5'10" x 3'0" [1.78m x 0.92m]

UPVC double glazed frosted window to the front, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

### LIVING ROOM

15'10" x 12'0" [4.83m x 3.66m]

UPVC double glazed window to the front, central heating radiator and door to the kitchen/dining room.



### KITCHEN/DINING ROOM

14'7" x 15'5" [4.47m x 4.71m]

Range of modern wall and base units with laminate work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, integrated washing machine, integrated dishwasher, integrated double oven with four ring gas hob and extractor hood. Three velux skylights, set of UPVC double glazed French doors to the rear garden, spotlights and central heating radiator.



### FIRST FLOOR LANDING

Loft access and doors to three bedrooms and house bathroom.

### BEDROOM ONE

12'9" x 8'1" [3.89m x 2.48m]

UPVC double glazed window to the rear and central heating radiator.

### BEDROOM TWO

11'2" x 8'1" [3.41m x 2.48m]

UPVC double glazed window to the front and fitted wardrobes.



### BEDROOM THREE

6'6" x 6'11" [2.00m x 2.13m]

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

### BATHROOM/W.C.

8'0" x 6'11" [2.44m x 2.13m]

UPVC double glazed frosted window to the rear, ceramic wash basin with storage below and mixer tap, low flush w.c., panelled bath with mixer tap and shower head attachment, shower cubicle with mains shower and central heating radiator.



### OUTSIDE

To the front of the property is a lawned garden, paved pathway to the front and driveway providing off road parking to the side of the property. To the rear is a landscaped garden incorporating lawn, pebbled and paved patio areas and timber built summerhouse, fully enclosed by timber fencing.



### PLEASE NOTE

There is a charge of approximately £100 [pa] for maintenance of communal grounds.

### 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.