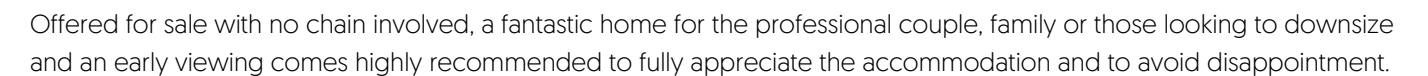


Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.







## ACCOMMODATION

### ENTRANCE HALL

Exposed ceiling beams

### LOUNGE

16'11" x 16'7" [5.18m x 5.08m]

Open plan timber spindle staircase leading to the first floor landing with understairs storage, living flame effect gas feature fire with marble surround and exposed timber lintel. Three timber single glazed windows, exposed ceiling beams and spotlights. Doorway to the rear garden.

### DINING ROOM

17'4" x 9'4" [5.3m x 2.87m]

Two timber single glazed windows and double doors into the lounge.



### KITCHEN

12'2" x 7'10" [3.73m x 2.41m]

Range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink, integrated fridge/freezer, integrated twin electric oven with separate gas hob and extractor hood. Plumbing for a washing machine, integrated dishwasher, Amtico flooring, exposed ceiling beams and timber single glazed window.



### FIRST FLOOR LANDING

Exposed ceiling beams, radiator, timber single glazed window, storage cupboard and doors to three bedrooms and bathroom.



### BEDROOM ONE

14'5" (min) x 8'7" [4.4m (min) x 2.64m]

Range of fitted furniture to one wall, coving to the ceiling, radiator and two timber single glazed windows.



### BEDROOM TWO

16'11" x 8'3" [5.18 x 2.54m]

Exposed ceiling beams, timber single glazed window and radiator.



### BEDROOM THREE

17'10" x 8'3" [5.46m x 2.54m]

Coving to the ceiling, timber single glazed window and radiator.

### BATHROOM/W.C.

Three piece suite comprising low flush w.c., vanity wash hand basin with cupboard under and panelled bath with shower attachment. Timber single glazed frosted window and radiator.

### OUTSIDE

To the front of the property is a block paved pathway leading to the entrance door. There is a detached garage [2.24m x 4.4m] with up and over door, space for a dryer and storage. To the rear is a well stocked and maintained communal garden.



### COUNCIL TAX BAND

The council tax band for this property is E.

### 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.