



WAKEFIELD  
01924 291 294

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01924 266 555

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01924 260 022

NORMANTON  
01924 899 870

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01977 798 844

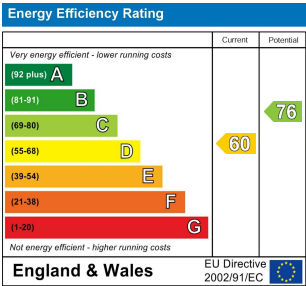


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## 8 The Nook, Tingley, Wakefield, WF3 1EB

### For Sale Freehold £550,000

A substantial four bedroom executive style detached family home situated in a cul-de-sac in this highly sought after location.

With sealed unit double glazed windows and a gas fired central heating system, this comfortable family home is approached via a central reception hall that has a guest w.c. off to the side. The main living room is of fine proportions and has double doors leading through to separate dining room. There is also a well proportioned fitted kitchen. To the first floor, a central landing provides access to four bedrooms, the principal bedroom having a well specified en suite shower room/w.c. in addition to the main family bathroom/w.c. Also on the first floor is a large games room, currently housing a full-sized snooker table with a small bar arrangement in the corner. Outside, the property has gardens to both the front and rear together with driveway parking leading up to an integral double garage.

The property is situated in this highly desirable residential location within very easy reach of the spectacular walks around Ardsley Reservoir and within easy reach of a good range of local shops, schools and recreational facilities. The major centres of Wakefield and Leeds are within comfortable reach and the national motorway network is readily accessible.





ACCOMMODATION

RECEPTION HALL

15'5" x 6'6" [4.7m x 2.0m]

Panelled front entrance door and side screen, two central heating radiators and wood effect laminate flooring. Staircase to the first floor and useful understairs cupboard. Further separate built-in cloaks cupboard.

DOWNSTAIRS W.C.

5'10" x 2'11" [1.8m x 0.9m]

Tiled walls and fitted with a two piece white cloakroom suite comprising wall mounted wash basin and low suite w.c. with concealed cistern. Chrome ladder style heated towel rail.

LIVING ROOM

20'0" x 12'9" [6.1m x 3.9m]

Mullioned windows to the front, double doors through to the dining room and a feature inset fireplace with marbled surround housing a basket grate for a living flame coal effect gas fire.



DINING ROOM

13'9" x 9'10" [4.2m x 3.0m]

French doors out to the rear garden, wood effect laminate flooring and central heating radiator.

KITCHEN

13'9" x 12'9" [4.2m x 3.9m]

Windows overlooking the rear garden and an external door to the side. Fitted with a good range of light wood grain effect wall and base units with contrasting dark laminate worktops with matching splash backs. Inset composite sink unit, four ring ceramic hob with filter hood over, built-in double oven, integrated fridge/freezer, integrated washing machine, integrated dishwasher and matching tall larder style cupboard. Adjoining dining area with a breakfast bar and central heating radiator.

FIRST FLOOR LANDING

Central heating radiator, loft access point and a built-in airing cupboard housing the insulated hot water cylinder.

BEDROOM ONE

13'9" x 11'9" [max] [4.2m x 3.6m [max]]

Window to the front, contemporary style vertical central heating radiator and a wide range of fitted furniture comprising wardrobes, drawers and cupboards.



EN SUITE SHOWER ROOM

8'10" x 7'2" [2.7m x 2.2m]

Tiled walls and fitted with a three piece suite comprising large walk-in shower cubicle, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Frosted window to the side, chrome ladder style heated towel rail and electric shaver socket.



BEDROOM TWO

10'9" x 10'5" [3.3m x 3.2m]

Window to the rear, central heating radiator and a range of fitted furniture wardrobes, drawers and cupboards.



BEDROOM THREE

12'1" x 7'6" [3.7m x 2.3m]

Window to the rear, central heating radiator and a range of fitted furniture wardrobes, drawers and cupboards.

BEDROOM FOUR

9'10" x 5'6" [3.0m x 1.7m]

Mullioned window to the front and central heating radiator.

FAMILY BATHROOM

9'2" x 5'10" [2.8m x 1.8m]

Tiled walls and floor, fitted with a three piece suite comprising corner bath with electric shower over and folding glazed screen, vanity wash basin with cupboards under and low suite w.c. with concealed cistern.

GAMES ROOM

23'3" x 16'8" [7.1m x 5.1m]

Three windows to the front, two central heating radiator and a corner bar arrangement.



OUTSIDE

The property has a well proportioned lawned garden to the front with shrubs borders together with driveway parking that leads up to an integral double garage. To the rear of the house there is a further mainly lawned garden with shrub borders, decked seating areas and stone paved steps down to a patio.



COUNCIL TAX BAND

The council tax band for this property is F.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.