



WAKEFIELD
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OSSETT
01924 266 555

HORBURY
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NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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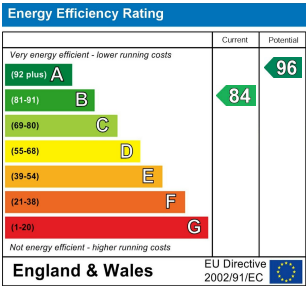


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



35 Reservoir View, East Ardsley, Wakefield, WF3 2GG

For Sale Freehold Offers Over £300,000

Located on a modern development is this superbly presented three bedroom semi detached house benefitting from off road parking for two vehicles and attractive enclosed rear garden.

The accommodation briefly comprises of the entrance hall, kitchen/diner, downstairs w.c. and living room. The first floor landing leads to three well proportioned bedrooms (main with en suite shower room) and main house bathroom. Outside to the front is a paved pathway leading to the front door and two off road parking spaces. The main garden is to the side of the property with attractive lawned garden and paved patio area, perfect for al fresco dining, fully enclosed by timber fencing.

The property is within walking distance to the local amenities and schools located within East Ardsley. There is great access to the M1 and M62 motorway links which are only a short distance away, perfect for the commuter looking to travel 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.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing, double doored cloakroom cupboard and doors to the living room, w.c. and kitchen/diner.

KITCHEN/DINER

8'9" (min) x 9'7" (max) x 15'6" [2.69m (min) x 2.94m (max) x 4.74m]
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, integrated oven and grill with four ring gas hob and cooker hood. Matching cupboard housing the combi condensing boiler, downlights, central heating radiator, UPVC double glazed windows to the front and side and a set of UPVC double glazed French doors to the rear garden.



W.C.

5'8" x 3'2" [1.75m x 0.97m]
Central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

LIVING ROOM

10'9" x 15'7" [3.28m x 4.76m]
UPVC double glazed windows to the front and side, central heating radiator and thermostat controlling different zones of heating.



FIRST FLOOR LANDING

Loft access and doors to three bedrooms, storage cupboard and house bathroom.

BEDROOM ONE

10'10" x 9'6" (min) x 10'5" (max) [3.32m x 2.90m (min) x 3.18m (max)]
UPVC double glazed window overlooking the side elevation, central heating radiator, thermostat controlling different zones of heating and door providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'8" x 7'7" [1.42m x 2.31m]
Three piece suite comprising larger than average shower cubicle with electric shower, low flush w.c. and pedestal wash basin with mixer tap and tiled splash back. Central heating radiator, UPVC double glazed frosted window overlooking the front elevation and extractor fan.



BEDROOM TWO

8'9" (min) x 11'8" (max) x 8'10" [2.68m (min) x 3.58m (max) x 2.70m]
UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE

8'9" x 6'5" [2.69m x 1.96m]
UPVC double glazed window overlooking the side elevation and central heating radiator.

BATHROOM/W.C.

5'6" x 7'1" [1.70m x 2.16m]
Three piece suite comprising panelled bath with glass screen, mixer tap and mixer shower over, low flush w.c. and pedestal wash basin with mixer tap and tiled splash back. Central heating radiator, extractor fan and UPVC double glazed frosted window overlooking the front elevation.



OUTSIDE

To the front of the property is a paved pathway leading to the front door. There are two off road parking space for property. A timber gate provides access to the side garden. Within the garden is an enclosed garden incorporating paved patio area, perfect for entertaining and dining purposes and an attractive lawned garden 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.