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10 Moor Knoll Gardens, East Ardsley, Wakefield, WF3 2AS

For Sale Freehold £275,000

Situated in a modern and sought-after cul-de-sac, this immaculately presented three bedroom semi detached home offers spacious accommodation, driveway parking, an en suite shower room and a generous rear garden.

The property briefly comprises an entrance hall with a downstairs WC, a well appointed living room with access to the rear garden and a modern kitchen/diner. To the first floor, the landing leads to three bedrooms, including a principal bedroom with an en suite shower room, as well as a stylish family bathroom. Externally, the property benefits from a driveway providing off street parking for multiple vehicles, leading to a detached garage with a manual up and over door. The attractive rear garden features a flagged patio and is enclosed by timber fencing, offering a secure and private outdoor space ideal for families and entertaining.

Located in the popular area of East Ardsley, the home enjoys excellent transport links to both Wakefield and Leeds, with easy access to the M1 and M62 motorways, ideal for commuters. A wide range of local amenities, including shops and schools are also within close proximity.

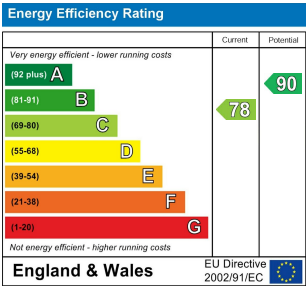
Finished to a high standard throughout, this property would make an exceptional family home. Early viewing is highly recommended to avoid disappointment.

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*

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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.

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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 into the entrance hall. Central heating radiator, stairs to first floor landing. Doors to living room, kitchen/dining room, downstairs W.C. and one to the understairs storage cupboard.

KITCHEN/DINING ROOM

9'8" x 16'0" [2.97m x 4.89m]

Two UPVC double glazed windows to the rear, boiler housed, central heating radiator, double doors with glass inserts leading into the living room. A range of wall and base units with laminate worksurface over and tiled splashback above, 1 1/2 stainless steel sink and drainer with mixer tap, plumbing and drainage for washing machine, plumbing and drainage for dishwasher, integrated oven and grill, four ring ceramic hob and a cooker with curved glass surround over, space for a large fridge freezer.

LIVING ROOM

9'10" x 17'4" [3.01m x 5.29m]

UPVC double glazed French doors with UPVC double glazed panel windows on either side to the rear, central heating radiator.



DOWNSTAIRS W.C.

3'1" x 6'11" [0.96m x 2.13m]

UPVC double glazed window to the front, extractor fan. Low flush W.C., wash basin with mixer tap and tiled splashback built into a vanity unit below.

FIRST FLOOR LANDING

UPVC double glazed window to the front, central heating radiator, loft access. Three doors to bedrooms, one door to the house bathroom and door to storage cupboard.

BEDROOM ONE

9'6" x 9'11" [2.91m x 3.04m]

UPVC double glazed window to the rear, central heating radiator, two built in single wardrobes with doors providing access. Door into en suite shower room.



EN SUITE SHOWER ROOM

3'2" x 9'10" [0.97m x 3.02m]

UPVC double glazed frosted window to the rear, extractor fan. Comprising of a three piece suite with a pedestal wash basin with mixer tap and tiled splashback, low flush W.C., chrome ladder style radiator, enclosed shower cubicle with bi folding glass door to the front and electric shower within.

BEDROOM TWO

9'10" x 8'5" [3.02m x 2.59m]

UPVC double glazed window to the rear, central heating radiator. Fitted double wardrobe to one wall with mirror glass sliding doors.



BEDROOM THREE

6'3" x 7'0" [1.91m x 2.15m]

UPVC double glazed window to the front, central heating radiator, door to built in wardrobe.

BATHROOM

7'1" x 6'11" [2.16m x 2.13m]

UPVC frosted double glazed window to the front, extractor fan. Comprising of a three piece suite with a panel bath with glass shower screen over with mixer tap and shower all in one, fully tiled walls round the bath. Wash basin with mixer tap and built into vanity cupboards, low flush W.C., ladder style radiator in dark grey.



OUTSIDE

To the front there is a rockery style front garden with plants within and an Indian stone paved pathway leading to the front door with a timber porch with slate roof over. To the side there is a block paved driveway providing off road parking for up to two vehicles, leading up to the single detached garage with manual up and over door. To the rear there is a timber gate providing access into the enclosed rear garden. Within the rear garden there is a paved patio, perfect for outdoor dining and entertaining purposes, an attractive lawned garden with slate edge, completely enclosed by timber fencing on all three sides and enjoying south facing sunshine.



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.

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.