

WAKEFIELD
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NORMANTON
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26 Briary Close, Wakefield, WF1 5TS

For Sale Freehold £220,000

Presented to a high standard is three bedroom semi detached home benefitting from driveway parking and attractive front and rear gardens.

The property briefly comprises of entrance porch, living room and newly fitted modern fitted kitchen/diner. To the first floor landing there are three bedrooms and newly fitted modern three piece house bathroom. Outside to the front is a pleasant lawned garden and driveway providing off road parking for two vehicles. To the rear is an enclosed lawned garden and two slate seating areas, perfect for outdoor dining and entertaining.

The property is ideally located for all local shops and amenities that Wakefield has to offer, whilst only being a short distance away from Sandal & Agbrigg train station.

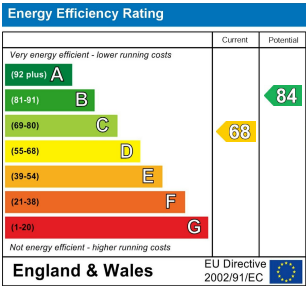
This home would be ideal for first time buyers or professional couples and only a full internal inspection will reveal all that's on offer at this home. An early viewing is highly advised to avoid disappointment.

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*

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.



ACCOMMODATION

ENTRANCE PORCH

4'1" x 3'5" [1.26m x 1.05m]

Timber front entrance door with frosted panel, laminate flooring, central heating radiator and door to the living room.

LIVING ROOM

13'10" x 14'0" [4.23m x 4.29m]

Coving to the ceiling, laminate flooring, central heating radiator, UPVC double glazed window overlooking the front aspect, stairs to the first floor landing and door to the kitchen/diner.



KITCHEN/DINER

10'10" x 14'1" [3.31m x 4.31m]

Newly fitted range of shaker style wall and base units with quartz work surface over, sink with swan neck mixer tap, integrated oven and grill with four ring gas hob and cooker hood. Integrated fridge/freezer, space and plumbing for a washing machine, matching cupboard housing the combi condensing boiler (installed in 2021) and matching quartz wall shelves. Laminate flooring, central heating radiator, UPVC double glazed window and French doors to the rear garden.



FIRST FLOOR LANDING

Central heating radiator, loft access and doors to three bedrooms and house bathroom.

BEDROOM ONE

8'8" x 10'8" (min) x 11'9" (max) [2.65m x 3.27m (min) x 3.59m (max)]

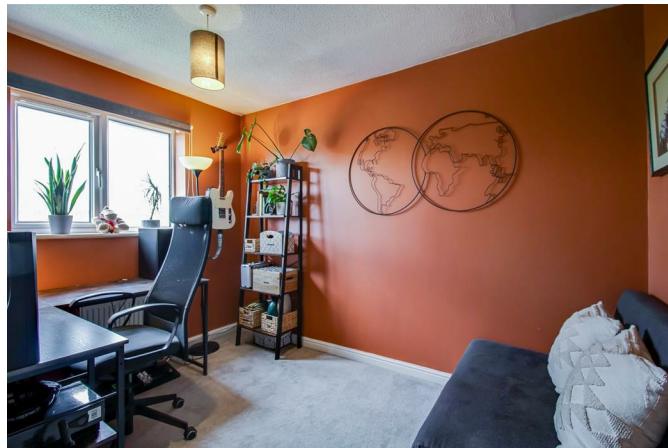
UPVC double glazed windows overlooking the front elevation, central heating radiator and double built in wardrobe. Door to a storage cupboard over the bulkhead of the stairs with fixed shelving.



BEDROOM TWO

7'8" x 10'10" [2.36m x 3.32m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE

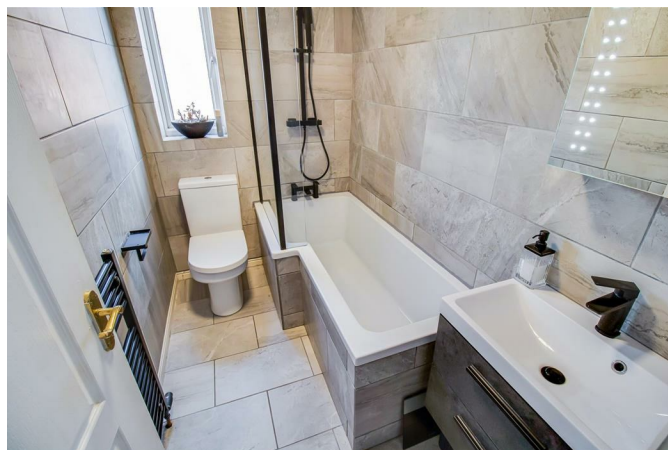
7'10" x 5'11" [2.40m x 1.82m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.

7'8" x 4'9" [2.34m x 1.46m]

Newly renovated modern three piece suite comprising panelled bath with mixer tap and shower over, low flush w.c. and vanity wash basin with mixer tap and built in mirror with LED lighting. Fully tiled walls and floor. Ladder style radiator, UPVC double glazed frosted window overlooking the side elevation and extractor fan.



OUTSIDE

To the front is an attractive lawned garden with paved pathway to the front door and driveway providing off road parking for two vehicles leading to a timber gate with paved pathway and shed. To the rear is a slate seating area, perfect for entertaining and dining purposes and a pleasant lawned garden with planted borders and slate corner seating area, enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

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.