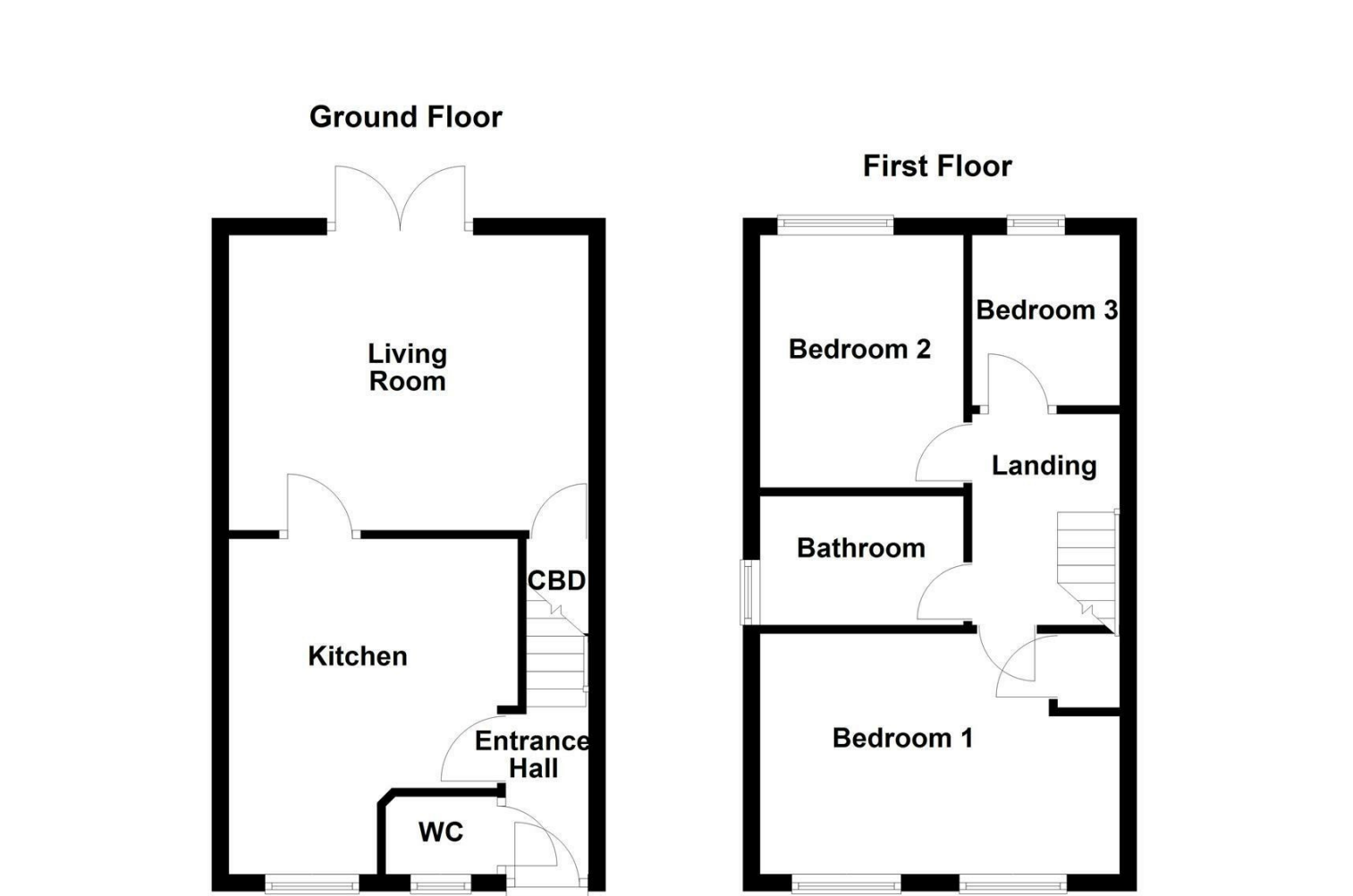


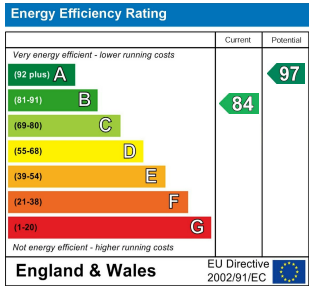


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



2 Cotton Court, Wakefield, WF2 8FN

For Sale Freehold Offers Over £230,000

A superb opportunity to purchase this three bedroom semi detached house situated in this modern and attractive development benefitting from UPVC double glazing and gas central heating throughout.

The property briefly comprises of an entrance hall, downstairs W.C., kitchen dining room and a living room completing the ground floor. To the first floor there is loft access, doors to three bedrooms and the house bathroom. There is an attractive low maintenance garden to the front with a paved pathway to the entrance door. To the side of the property is a tarmacadam driveway providing off road parking for two vehicles, an EV charging point and a timber gate to the rear garden. To the rear, there is a paved patio area, perfect for outdoor dining and entertaining, a low maintenance AstroTurf lawned area and a further Indian stone patio area to the rear.

The property is well placed to local amenities including shops and schools with local bus routes nearby. An ideal family home situated on this modern development convenient for access to the M1 motorway, Wakefield city centre and Westgate train station.

Simply a fantastic home ideal for the professional couple or growing family and deserves an early viewing to fully appreciate the property and to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite front door into the entrance hall. Central heating radiator, doors into the kitchen dining room and W.C., stairs to first floor landing.

DOWNSTAIRS W.C.

2'9" x 4'4" [0.85m x 1.33m]

UPVC double glazed frosted window to the front, central heating radiator. Low flush W.C., pedestal wash basin with mixer tap and tiled splashback.

KITCHEN DINING ROOM

12'11" x 10'4" [min] x 11'2" [max] [3.96m x 3.17m [min] x 3.42m [max]]

UPVC double glazed window to the front, central heating radiator, spotlights, door into living room. A range of wall and base high gloss units with laminate worksurface over and tiled splashback, stainless steel sink and drainer with mixer tap, integrated dishwasher, integrated oven and grill, four ring gas hob with glass splashback and cooker hood over, integrated fridge and integrated freezer, integrated washing machine.

LIVING ROOM

11'4" x 14'4" [3.47m x 4.38m]

UPVC double glazed French doors to the garden, contemporary central heating radiator, door providing access to the understairs storage cupboard.



FIRST FLOOR LANDING

Loft access, doors to three bedrooms and the house bathroom, central heating radiator.

BEDROOM ONE

9'4" x 11'3" [min] x 14'4" [max] [2.85m x 3.44m [min] x 4.38m [max]]

Two UPVC double glazed windows to the front, central heating radiator, door into storage cupboard over bulk head.



BEDROOM TWO

8'0" x 9'4" [2.45m x 2.86m]

UPVC double glazed window to the rear, central heating radiator.



BEDROOM THREE

6'3" x 5'7" [1.93m x 1.72m]

UPVC double glazed window to the rear, central heating radiator.

HOUSE BATHROOM

8'0" x 5'0" [2.44m x 1.54m]

Frosted UPVC double glazed window to the side, central heating radiator, extractor fan. Comprising of a three piece suite with a panelled bath with mixer tap and tiled splashback, glass shower screen with mixer shower over, pedestal wash basin with mixer tap and tiled splashback, low flush W.C..



OUTSIDE

To the front of the property is a pebbled front garden with paved pathway leading directly to the front door with a UPVC porch over. To the side of the property there is a tarmacadam driveway providing off road parking for two vehicles with an EV car charging port and a timber gate providing access into the enclosed rear garden. To the rear of property is a paved patio area perfect for outdoor dining and entertaining purposes with a low maintenance AstroTurf rear garden and a paved seating area at the back with timber fences on all three sides making it completely enclosed.



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.