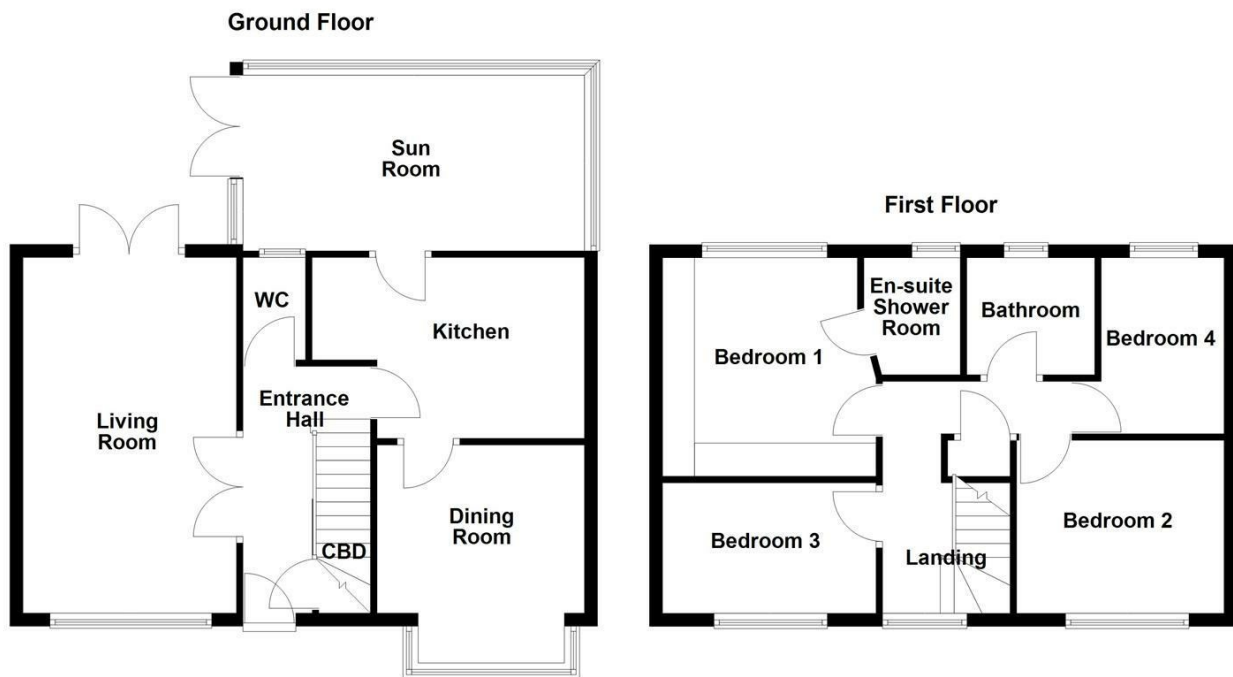


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



9 Heathfield Close, Tingley, WF3 1TP

For Sale Freehold £385,000

A fantastic opportunity to purchase this four bedroom detached family home situated at the head of a cul-de-sac benefitting from modern kitchen and bathroom, off road parking and an enclosed landscaped rear garden.

The property briefly comprises of the entrance hall, living room, downstairs w.c., modern fitted kitchen, sun room and dining room. The first floor landing leads to four bedrooms (main bedroom with en suite) and house bathroom. Outside to the front is a low maintenance pebbled garden and driveway to the side providing off road parking for one vehicle leading to the single detached garage. To the rear is an enclosed garden with attractive lawn with planted borders, Indian stone paved patio area, perfect for all fresco dining and timber shed.

The property is situated close to local amenities and schools with main bus routes running to and from Wakefield and Leeds. The M1 and M62 motorway links 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 and doors to the downstairs w.c., kitchen, understairs storage/cloakroom and living room.

LIVING ROOM

10'10" x 18'1" [3.31m x 5.53m]
Set of UPVC double glazed French doors to the rear garden, UPVC double glazed window overlooking the front aspect, central heating radiator, electric fire on a marble hearth with marble matching interior and surround.



W.C.
5'1" x 3'1" [1.56m x 0.96m]
Two piece suite comprising low flush w.c. and wall hung wash basin with mixer tap. Timber single glazed frosted window looking through to the sun room.

KITCHEN

10'5" [min] x 13'8" [max] x 9'1" [3.19m [min] x 4.19m [max] x 2.78m]
Range of modern fitted wall and base units with corian work surface over incorporating sink and drainer with swan neck mixer tap, integrated twin oven and grill with five ring gas hob and cooker hood. Integrated fridge/freezer, integrated dishwasher, built in wine rack and matching cupboard housing the combi condensing boiler. Doors to the dining room, UPVC double glazed door to the sun room.

SUN ROOM

8'10" x 16'5" [2.70m x 5.02m]
UPVC double glazed windows on all three sides and a set of UPVC double glazed French doors to the rear garden. Laminate flooring, two central heating radiators, pitch sloping ceiling, power and light.



DINING ROOM

8'6" x 10'7" [2.60m x 3.24m]
UPVC double glazed bay window overlooking the front aspect, central heating radiator and laminate flooring.



FIRST FLOOR LANDING

UPVC double glazed window overlooking the front elevation, loft access, doors to four bedrooms, bathroom and storage cupboard.

BEDROOM ONE

10'10" [max] x 9'10" [min] x 9'5" [3.31m [max] x 3.02m [min] x 2.89m]
Range of fitted wardrobes, storage cupboards, central heating radiator, UPVC double glazed window overlooking the rear elevation and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'9" x 6'0" [1.45m x 1.83m]
Three piece suite comprising low flush w.c., vanity wash basin with mixer tap and enclosed shower cubicle with mixer shower. UPV double glazed frosted window overlooking the rear elevation, extractor fan and chrome ladder style radiator.

BEDROOM TWO

8'11" x 10'7" [2.74m x 3.23m]
Coving to the ceiling, UPVC double glazed window overlooking the front elevation, central heating radiator and laminate flooring.

BEDROOM THREE

11'1" x 6'5" [3.40m x 1.98m]
UPVC double glazed window overlooking the front elevation, central heating radiator and laminate flooring.

BEDROOM FOUR

7'9" [max] x 6'5" [min] x 8'11" [2.37m [max] x 1.98m [min] x 2.73m]
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.

6'0" x 6'5" [1.85m x 1.97m]
Three piece suite comprising bath with mixer tap and separate mixer

shower over, low flush w.c. and wall hung wash basin with mixer tap. Ladder style radiator, extractor fan and UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

To the front is a low maintenance pebbled garden with Indian stone paved pathway leading to the entrance door. To the side the driveway providing off road parking for one vehicle leading to the single detached garage [5.14m x 2.65m] with up and over door. To the rear is a landscaped garden with Indian stone paved patio area, perfect for entertaining and dining and an attractive lawned garden with planted borders and shed with mature trees bordering and surrounded by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

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.