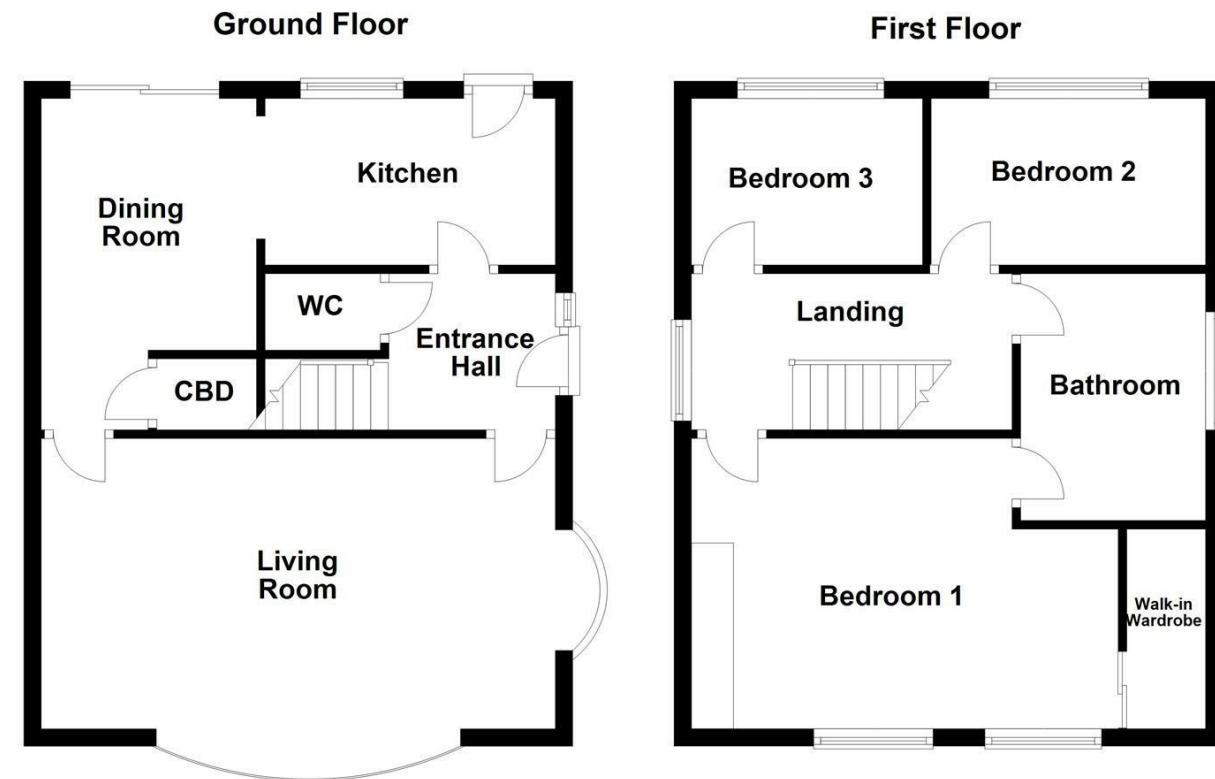




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12 Royston Hill, East Ardsley, Wakefield, WF3 2HG

For Sale Freehold £300,000

A superb three bedroom detached house with NO CHAIN and a vacant possession, is well presented throughout and perfect for a professional couple or family. The property benefits from a modern kitchen and bathroom, front and rear gardens, off road parking, UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall, downstairs w.c., kitchen, dining room, living room, first floor landing, three bedrooms and the house bathroom/w.c. [which can also be accessed from bedroom one]. Outside, there is an attractive lawned front garden with paved seating area. A tarmacadam driveway provides off road parking to the side, whilst to the rear is an enclosed rear garden with paved patio, lawn, planted borders and a timber gate accessing the bridleway behind.

The property is convenient location close to a range of amenities including local shops, school and on the bus route to Wakefield and Leeds. The M1 and M62 motorway links run a short distance away perfect for those looking to travel further afield.

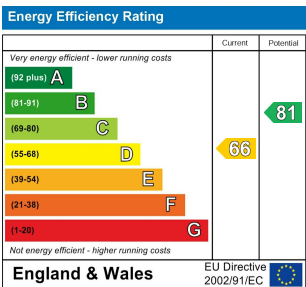
With NO CHAIN and VACANT POSSESSION, only a full internal inspection will reveal all that is on offer at this quality home and an internal viewing comes recommended.

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.

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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

UPVC double glazed side entrance door, two UPVC double glazed frosted windows, laminate flooring, doors leading off to the downstairs w.c., living room and kitchen. Staircase leading to the first floor landing.

KITCHEN

6'6" x 11'0" [2.0m x 3.36m]

A range of wall and base units with laminate work surface over, laminate upstands, tiled walls, stainless steel sink and drainer with chrome mixer tap, integrated oven and grill, integrated microwave, four ring gas hob, cooker hood, UPVC double glazed window to the rear, UPVC double glazed door, display cabinets with shelving, inset spotlights to the ceiling, plumbing for a washing machine, integrated dishwasher, archway into the dining room, tiled floor, inset spotlights to the ceiling.

DINING ROOM

7'11" x 12'11" [max] x 9'9" [min] [2.42m x 3.95m [max] x 2.99m [min]]

Space for a fridge freezer, coving to the ceiling, central heating radiator, UPVC double glazed sliding patio doors, laminate flooring, door to the understairs storage cupboard and door into the living room.



LIVING ROOM

10'11" x 19'5" [3.34m x 5.94m]

UPVC double glazed windows to the front and side enjoying a dual aspect. Coving to the ceiling, four wall lights, electric fire on a decorative hearth with matching surround and interior. Door to the dining room.

DOWNSTAIRS W.C.

Low flush w.c., ceramic wash basin set in high gloss vanity cupboard with chrome mixer tap and tiled walls. Tiled floor, inset spotlights to the ceiling, extractor fan to the ceiling.

FIRST FLOOR LANDING

Coving to the ceiling, UPVC double glazed window to the side elevation, loft access, doors leading to the three bedrooms and house bathroom/w.c.

BEDROOM ONE

10'11" x 19'6" [max] x 12'1" [min] [3.35m x 5.96m [max] x 3.70m [min]]

Two UPVC double glazed windows to the front elevation, central heating radiator, coving to the ceiling, ceiling rose, a door leading to the house bathroom and a sliding door providing access into a walk in wardrobe.



WALK-IN WARDROBE

7'7" x 4'1" [2.33m x 1.26m]

Spotlights, clothing rails.

BEDROOM TWO

6'10" x 10'4" [2.10m x 3.16m]

UPVC double glazed window to the rear elevation and enjoying open aspect of fields. Central heating radiator, coving to the ceiling.



BEDROOM THREE

6'11" x 8'10" [2.11m x 2.71m]

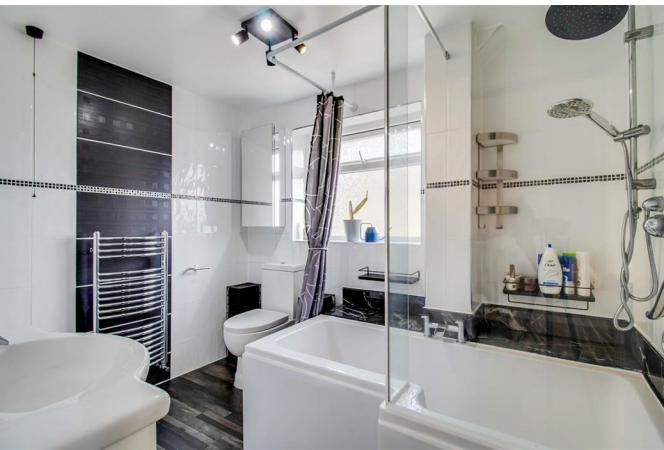
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.



BATHROOM

9'2" x 6'11" [2.80m x 2.13m]

Three piece suite comprising L-shaped panelled bath with centralised chrome waterfall mixer tap, mixer shower with rain shower head and shower attachment with shower screen. Low flush w.c. and wash basin with chrome waterfall mixer tap built into high gloss vanity cupboards below. Shaver socket point, tiled walls, chrome ladder style radiator, UPVC double glazed frosted window to the side.



OUTSIDE

There is an attractive lawned garden with superb planted borders and a paved seating area. Tarmacadam driveway down the side of the property providing concrete parking and leads to an attached single garage with electric roll up door. Outside power sockets, water point connection, outside sensor lighting and outside lighting. To the rear there is an L-shaped patio area ideal for entertaining and dining purposes overlooking an attractive lawned garden with planted borders. Timber gate providing access onto a paved area. Further outside sensor lighting.



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.