



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

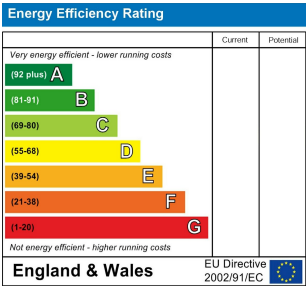


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 24 Moxon Way, Wakefield, WF1 3HD

### For Sale Freehold Guide Price £285,000

Introducing to the market is this extended three bedroom semi detached property situated in the sought after location of Outwood benefitting from spacious accommodation with engineered oak flooring, driveway parking with garage and enclosed rear garden.

The property briefly comprises of the entrance porch leading into the craft room, entrance hall, living room, kitchen/diner, sitting room and downstairs w.c. The first floor landing leads to three double bedrooms, shower room and bathroom. A further set of stairs lead to the attic room. Outside to the front is a double driveway providing off road parking for two vehicles. To the rear is a low maintenance garden, enclosed by timber fencing. There is a single detached garage with power and light.

The property is ideally located for all local shops and amenities that Wakefield city centre has to offer, while being close to local schools. Main bus routes and the motorway network are nearby, perfect for those looking to travel further afield.

Only a full internal inspection will reveal the potential on offer and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE PORCH

Composite front entrance door leading to the craft room.

CRAFT ROOM

26'6" x 7'8" [min] x 14'0" [max] [8.09m x 2.36m [min] x 4.28m [max]]  
Central heating radiator, UPVC double glazed windows to the front and rear elevation with UPVC rear door. Composite door to the entrance hall.

ENTRANCE HALL

Central heating radiator, stairs to the first floor landing, engineered oak flooring and door to the living room.

LIVING ROOM

12'10" x 12'8" [3.93m x 3.87m]  
Central heating radiator, UPVC double glazed window to the front elevation, engineered oak flooring, spotlights, gas fireplace with feature surround and door to the kitchen/diner.



KITCHEN/DINER

16'5" x 8'5" [5.02m x 2.59m]  
Range of wall and base units with butchers block style work surface incorporating ceramic Belfast sink and drainer with mixer tap, space and plumbing for a washing machine, integrated dishwasher, integrated fridge/freezer, integrated double oven,

four ring electric induction hob with extractor fan. Tiled flooring, spotlights, central heating radiator and an opening into the sitting room.

SITTING ROOM

15'0" [max] x 10'2" [min] x 12'5" [4.58m [max] x 3.10m [min] x 3.81m]  
Engineered oak flooring, central heating radiator, UPVC double glazed windows to the rear elevation, spotlights, door to the downstairs w.c. and UPVC door to the rear garden.

W.C.

11'1" x 5'7" [0.59m x 1.72m]  
Engineered oak flooring, wall mounted wash basin with tiled splash back, ceramic low flush w.c., extractor fan and UPVC double glazed frosted window to the side elevation.

FIRST FLOOR LANDING

Doors to three bedrooms, shower room and house bathroom. Engineered oak flooring, understairs storage and stairs to the attic room.

BEDROOM ONE

11'2" x 10'7" [3.42m x 3.25m]  
UPVC double glazed window overlooking the front elevation, a range of fitted wardrobes, central heating radiator and spotlights.



BEDROOM TWO

10'6" x 11'5" [3.21m x 3.48m]  
Engineered oak flooring, a range of fitted wardrobes, central heating radiator and UPVC double glazed window to the rear elevation.



BEDROOM THREE

12'9" x 7'8" [3.89m x 2.35m]  
Engineered oak flooring, a range of fitted wardrobes, central heating radiator and UPVC double glazed window to the front elevation.

SHOWER ROOM/W.C.

5'1" x 5'3" [1.57m x 1.62m]  
Three piece suite comprising low flush w.c., wall mounted wash basin with mixer tap and corner shower with shower head attachment and shower screen. Tiled walls and floor. Extractor fan, UPVC double glazed frosted window to the rear elevation and spotlights.



BATHROOM/W.C.

8'2" x 7'8" [2.50m x 2.34m]  
Three piece suite comprising wall mounted wash basin with storage, freestanding bath with shower head attachment and low flush w.c. Tiled walls and floor. Spotlights, chrome ladder style radiator, extractor fan and UPVC double glazed frosted window to the rear elevation.



ATTIC ROOM

17'4" x 10'3" [5.29m x 3.14m]  
Velux window to the front elevation and eaves storage.



OUTSIDE

To the front is a block paved driveway for two vehicles. To the rear is a pathway leading to an Indian stone paved pathway with gravelled area, enclosed by timber fencing. There is a single detached garage with manual up and over door, power and light.



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 Ossett 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.