

Kitchen/Diner

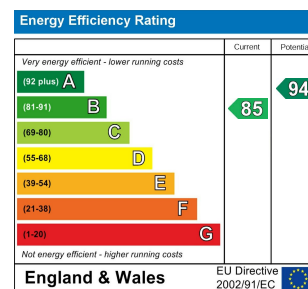
Living Room

WC

Entrance Hall

CBD

The floor plan shows a rectangular layout. At the top left is the **En-suite Shower Room**. To its right is a large **Bedroom 1**. Below the En-suite Shower Room is a **Bathroom**. To the right of the Bathroom is a central **Landing** area. The Landing features a staircase with a curved wall on the right side. Below the Landing are two more bedrooms: **Bedroom 2** on the left and **Bedroom 3** on the right. The plan includes thick black lines for walls, thin lines for doors and windows, and a curved staircase.



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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For Sale Freehold £300,000

With UPVC double glazing and gas central heating, the property briefly comprises of the entrance hall, downstairs w.c., spacious living room and modern fitted kitchen with integrated appliances. The first floor landing leads to three bedrooms [bedroom one boasting en suite shower facilities] and the main house bathroom/w.c. Outside to the front of the property there is an attractive lawned front garden and tarmac driveway running down the side of the property providing off road parking for three vehicles leading to a single detached garage. To the rear there is an Indian stone patio area with double outside power socket, water point connection, attractive lawn with planted border and solid railway sleeper edge. The Indian stone paved patio area continues to the back and is tiered into two sections, with the second tier also benefitting from a double outside power socket, perfect for entertaining and dining purposes, enclosed by timber panelled surround fences on all three sides.

The property itself is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre and the Wakefield Westgate train station is a ten minute walk away, perfect for the commuter looking to travel further afield, as well as the motorway being only a short distance away.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing is highly advised to avoid any disappointment.



ACCOMMODATION

ENTRANCE HALL

Central heating radiator, doors leading to the downstairs w.c. and living room.

W.C.

5'6" x 3'6" [1.69m x 1.09m]

Low flush w.c., central heating radiator, wall hung wash basin with chrome mixer tap and tiled splash back. Inset spotlights to the ceiling and wall mounted extractor fan.

LIVING ROOM

10'11" [min] x 12'1" [max] x 17'5" [3.34m [min] x 3.70m [max] x 5.32m]

UPVC double glazed window overlooking the front aspect, central heating radiator and doors to the kitchen/diner and understairs storage. Stairs leading to the first floor landing.



KITCHEN

9'11" [min] x 11'6" [max] x 16'0" [3.04m [min] x 3.51m [max] x 4.89m]

Range of wall and base units with quartz work surface over and upstanding

above 1 1/2 stainless steel sink and drainer with swan neck mixer tap, plumbing and drainage for a washing machine, integrated AEG dishwasher, integrated AEG double oven and grill, four ring gas hob with quartz splash back and chrome cooker hood with curved glass surround. Integrated fridge/freezer, inset spotlights to the ceiling, central heating radiator, UPVC double glazed window and a set of UPVC double glazed French doors leading to the rear garden.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, central heating radiator, loft access and doors providing access to three bedrooms, house bathroom and boiler cupboard.

BEDROOM ONE

11'2" [max] x 10'0" [min] x 10'1" [3.41m [max] x 3.05m [min] x 3.09m]

UPVC double glazed window overlooking the rear elevation, central heating radiator, fitted double wardrobe with mirror glass sliding doors and timber door providing access into the en suite shower room.



EN SUITE SHOWER ROOM

5'5" [max] x 3'4" [min] x 9'3" [1.67m [max] x 1.04m [min] x 2.84m]

Three piece suite comprising enclosed shower cubicle with bi-folding glass door and mixer shower within, wall hung wash basin with chrome mixer tap, tiled splash back and vanity mirror and low flush w.c. Wall mounted shaver socket point, chrome ladder style radiator, inset spotlights to the ceiling, extractor fan and UPVC double glazed frosted window overlooking the rear elevation.



BEDROOM TWO

2.81m x 2.61m

UPVC double glazed window overlooking the front elevation, central heating radiator and built in wardrobe with mirror glass sliding doors.



BEDROOM THREE

9'1" x 7'1" [2.79m x 2.17m]

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



BATHROOM/W.C.

5'1" [min] x 5'6" [max] x 6'11" [1.57m [min] x 1.68m [max] x 2.13m]

Three piece suite comprising panelled bath with mixer tap and mixer shower over, wall hung wash basin with chrome mixer tap, tiled splash back and vanity mirror and low flush w.c. Chrome ladder style radiator, wall mounted shaver socket point, inset spotlights to the ceiling, extractor fan and UPVC double glazed frosted window to the rear.



OUTSIDE

To the front of the property there is an attractive lawned front garden with paved pathway leading to the front door with outside light and sensor. A single tarmacadam driveway runs down the side of the property providing off road parking for three vehicles leading to a single detached garage with manual up and over door, power and light and outside sensor over. The garage also includes an Electric Vehicle charging point. To the rear there is an Indian stone patio area with double outside power socket, water point connection, attractive lawn with planted border and solid railway sleeper edge. The Indian stone paved patio area continues to the back and is tiered into two sections, perfect for entertaining and dining purposes, enclosed by timber panelled surround fences on all three sides.



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.