

#### IMPORTANT NOTE TO PURCHASERS

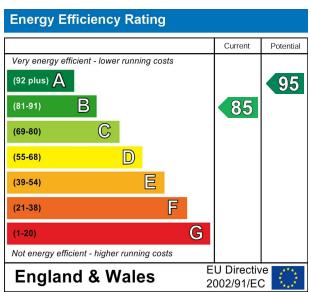
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



## 15 Needle Close, Wakefield, WF2 8FU

For Sale Freehold £275,000

Introducing to the market, this well presented three bedroom, three storey semi detached property is ideally situated in Wakefield and enjoys attractive countryside views. The home features three generously sized bedrooms, a ground floor W.C., and an enclosed rear garden, making it perfectly suited to modern family living.

The accommodation briefly comprises a welcoming entrance hall providing access to a downstairs WC and a spacious open plan kitchen diner. From here, there is access to a bright living room, which features UPVC patio doors opening out to the rear garden and offering pleasant views over the river and garden beyond. To the first floor, the landing provides access to bedrooms two and three, along with a modern family bathroom. A further staircase leads to the second floor, which is dedicated to the principal bedroom, a spacious double room complete with fitted wardrobes and an en suite shower room. Externally, the front elevation enjoys open countryside views, with a tarmac driveway providing parking for two vehicles and a neatly turfed garden area. The rear garden is enclosed by timber fencing and features a flagged patio area and a lawned garden, ideal for outdoor entertaining and family use.

The property is conveniently located close to local shops, amenities, and well-regarded schools, with excellent transport links, including easy access to motorway networks and Wakefield town centre.

This attractive home is ideal for young and growing families, and an early viewing is highly recommended to fully appreciate everything this property has to offer.



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door into the entrance hall, doors to the downstairs W.C., kitchen and stairs to the first floor landing.

### DOWNSTAIRS W.C.

4'2" x 21'0" [1.29m x 0.88m]

Frosted UPVC double glazed window to the front, central heating radiator. Comprising of a low flush W.C. and a pedestal wash hand basin with mixer tap and tiled splashback.

### KITCHEN/DINER

13'3" x 11'2" [4.05m x 3.42m]

UPVC double glazed window to the front, central heating radiator, door into the living room. A range of gloss wall and base units and laminate work surfaces, stainless steel sink and drainer with mixer tap. Integrated appliances comprise of a cooker, fridge freezer, dishwasher and washing machine.

### LIVING ROOM

14'4" x 11'6" [4.37m x 3.52m]

UPVC double glazed patio doors to the rear garden, central heating radiator.



### FIRST FLOOR LANDING

Access to bedrooms two and three, the house bathroom, a storage cupboard and a study leading to stairs to the second floor landing (bedroom one).

### BEDROOM TWO

8'4" x 14'4" [2.56m x 4.39m]

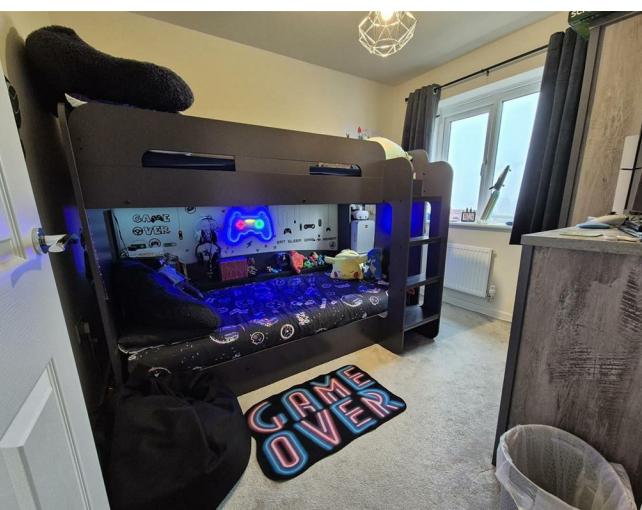
UPVC double glazed window to the rear, central heating radiator.



### BEDROOM THREE

9'5" x 7'11" [2.88m x 2.42m]

UPVC double glazed window to the front and a central heating radiator with pleasant countryside views.



### BATHROOM

7'10" x 6'3" [2.39m x 1.93m]

Frosted UPVC double glazed window to the side, central heating radiator, extractor fan. Comprises of a low flush W.C., pedestal wash hand basin with mixer tap and tiled splashback, and a panelled bath with shower attachment and part tiling.



### OFFICE

UPVC double glazed window to the front, central heating radiator, stairs to bedroom one.

### BEDROOM ONE

18'10" x 14'4" [5.75m x 4.38m]

UPVC double glazed window to the front, central heating radiator, fitted wardrobes and a door into the en suite shower room.



### EN SUITE SHOWER ROOM

5'1" x 7'4" [1.57m x 2.26m]

Velux window to the rear, central heating radiator, extractor fan. Comprising of a low flush W.C., pedestal wash basin and a corner shower enclosure with tiling and a mixer shower.



### OUTSIDE

To the front of the property there is a lawned garden along with a tarmac driveway providing off road parking for two vehicles. A flagged pathway leads to a composite entrance door. To the side elevation, there is access via a timber gate into the rear garden, and an EV charging point is also located to the side of the property. To the rear of the property the garden is mainly laid to lawn with a flagged patio area, fully enclosed by timber fencing. The garden enjoys a north east facing aspect.



### 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.