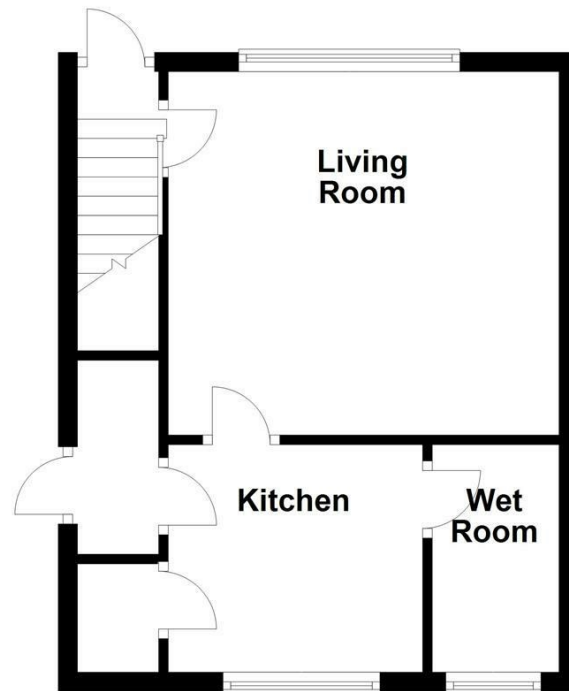


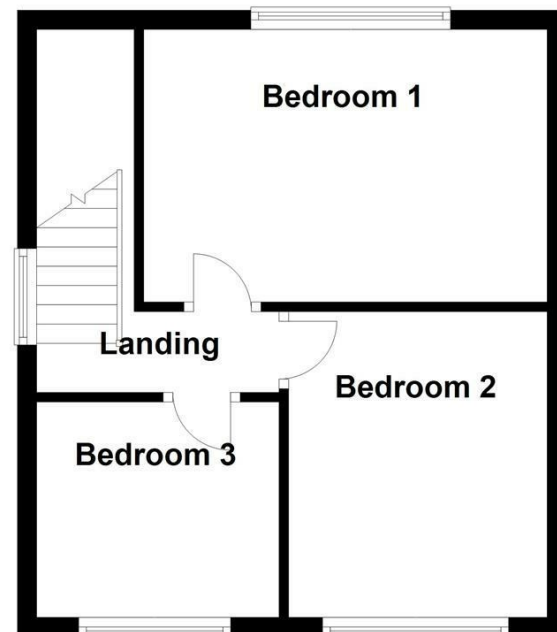


WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**

Ground Floor



First Floor



24 New Lane, East Ardsley, Wakefield, WF3 2DS

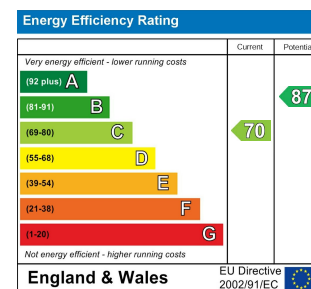
For Sale Freehold £160,000

Situated in East Ardsley ideally located for shops and amenities is this three bedroom semi detached house benefitting from downstairs wet room, driveway parking and spacious rear garden.

The property briefly comprises of the entrance porch, living room, kitchen and rear hallway. The first floor landing leads to three bedrooms. Externally there is a spacious rear garden and driveway parking to the side.

The property is ideally located for the motorway network for those looking to commute further afield.

The property has plenty of potential throughout and would make a fantastic family home, a viewing is highly recommended.



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.

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



ACCOMMODATION

ENTRANCE PORCH

Side wooden entrance door, built in storage cupboard and wooden door into the kitchen.

KITCHEN

8'4" x 7'8" [2.56m x 2.34m]

Wall and base units with tiled splash back, stainless steel sink and drainer, space for a fridge/freezer, space for a washing machine, built in storage cupboard, UPVC double glazed window to the front elevation, central heating radiator and door to downstairs wet room.

WET ROOM/W.C.

7'9" x 4'3" [2.37m x 1.32m]

UPVC double glazed frosted window to the front elevation. Three piece suite comprising wall mounted electric shower with seat, wash hand basin and low flush w.c. Fully tiled walls and chrome style ladder radiator.



LIVING ROOM

12'2" x 13'4" [3.72m x 4.07m]

UPVC double glazed window to the rear elevation, central heating radiator and original fireplace.



HALLWAY

Staircase to the first floor landing, UPVC double glazed window to the side and access to three bedrooms.

FIRST FLOOR LANDING

Access to three bedrooms.

BEDROOM ONE

13'8" x 9'2" [4.18m x 2.81m]

UPVC double glazed window to the rear elevation, central heating radiator and built in storage cupboard.



BEDROOM TWO

7'10" x 8'9" [2.39m x 2.69m]

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



BEDROOM THREE

8'1" x 7'4" [2.48m x 2.26m]

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

OUTSIDE

To the front of the property is a bush and shrubbery garden and side driveway parking with ample space for two vehicles. To the rear is a lawned garden surrounded by bush and shrubbery with further garden area behind with space for a storage shed.



COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.