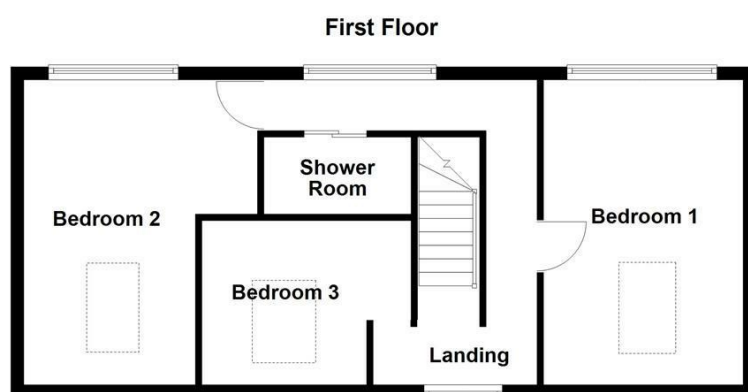


We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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.

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.

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.

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.



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01977 798 844



For Sale Freehold Offers In The Region Of £350,000

Having been renovated throughout and a fantastic opportunity to purchase is this modern three bedroom detached house benefitting from spacious accommodation, enclosed rear garden and modern fitted bath and shower rooms, this property is certainly not one to be missed.

The property briefly comprises of entry into the dining room with an opening into the contemporary kitchen and doors to the living room, with stairs to the first floor landing and house bathroom. From the kitchen there is access to a utility room, which provides access to the side of the property. Upstairs, there is access to three bedrooms (two being double), and the house shower room. Outside, to the front, the property has on street parking (first come, first served) with a double cast iron gate leading to a paved path and low maintenance pebbled garden surrounded by brick walls. To the side, the double cast iron gate provides access to a paved driveway with off road parking, a large concrete and pebbledash garage being brick effect fronted, and leads to the rear. The rear garden is low maintenance with a timber decked patio, raised planted borders with stone edges, and is fully enclosed by timber fencing, making it ideal for pets and children.

The property is located within walking distance to the local amenities and schools nearby. Local bus routes travel to and from Wakefield city centre. The motorway network is only a short drive away perfect for those looking to travel further afield.

An ideal opportunity for a couple or family or someone looking to downsize and an early viewing comes highly recommended to avoid any disappointment.



ACCOMMODATION

DINING ROOM

9'8" x 9'3" [2.95m x 2.83m]

Composite front entrance door into the dining room. UPVC double glazed window to the front with built in timber shutters, central heating radiator. Door to the living room, door to the bathroom, opening to the kitchen.

KITCHEN

8'9" x 9'4" [2.68m x 2.85m]

UPVC double glazed window to the front with built in timber shutters, door to utility room. A range of shaker style wall and base units with laminate worksurface and splashback above, sink and drainer with mixer tap, integrated twin oven and grill, four ring induction hob and extractor hood, integrated fridge, integrated freezer, integrated slimline dishwasher.

UTILITY ROOM

8'9" x 5'10" [2.68m x 1.80m]

Composite side entrance door UPVC double glazed window to the rear with built in timber shutters, central heating radiator. A range of base units with laminate worksurface over and laminate upstanding above, plumbing and drainage for washing machine, space for a dryer.

BATHROOM

5'10" x 9'6" [1.80m x 2.92m]

Frosted UPVC double glazed window to the rear with built in timber shutters, central heating radiator, extractor fan, fully tiled walls, fully tiled floor. Comprising of a three piece suite with a 'P' shaped panelled bath and glass shower screen, mixer tap and mixer shower over, low flush W.C., wash basin built into high gloss vanity units with mixer tap.



LIVING ROOM

15'8" x 12'11" [min] x 16'3" [max] [4.78m x 3.95m [min] x 4.96m [max]]

UPVC double glazed window to the front with timber shutters, UPVC double glazed sliding patio doors to the rear, log burner set into a stone hearth and wooden mantle over, two central heating radiators, stairs to the first floor landing. Door to a storage cupboard.



FIRST FLOOR LANDING

UPVC double glazed window to the front with built in shutters, central heating radiator. Opening to bedroom three and doors to two bedrooms and a glass sliding door into the house shower room.

BEDROOM ONE

10'1" x 15'9" [3.08m x 4.82]

UPVC double glazed window to the rear with built in shutters, timber double glazed Velux window to the front, central heating radiator, fixed wardrobe rails to one wall.



BEDROOM TWO

15'10" x 8'9" [min] x 11'4" [max] [4.83m x 2.68m [min] x 3.46m [max]]

UPVC double glazed window to the rear with built in shutters, timber Velux style double glazed window to the front, central heating radiator.



BEDROOM THREE

10'2" x 7'2" [min] x 9'8" [max] [3.10m x 2.20m [min] x 2.96m [max]]

Timber double glazed Velux window to the front, central heating radiator. Currently used as a dressing room.



SHOWER ROOM

3'10" x 7'6" [1.18m x 2.29m]

UPVC cladding, spotlights, extractor fan, electric towel rail. Comprising of a three piece suite with a larger than average shower cubicle with glass sliding door and mixer shower, ceramic wash basin with mixer tap built into vanity units below, concealed low flush W.C..



OUTSIDE

To the front of the property, the on street parking is first come first serve with a double cast iron gate providing access onto a paved pathway leading centrally to the front door with low maintenance pebbled buffer garden with solid brick built walls surrounding. To the side of the property the double cast iron gate provides access to a paved driveway providing off road parking for the property with a large concrete and pebble dash garage being brick effect fronted and leading round to the rear. To the rear of the property there is a low maintenance pebbled rear garden with a timber decked patio area, perfect for outdoor dining and entertaining purposes, raised planted borders with solid stone edges. The rear garden is fully enclosed by timber fencing, making it ideal for pets and children.



COUNCIL TAX BAND

The council tax band for this property is D.

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.