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01924 266 555

HORBURY  
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01924 899 870

PONTEFRACT & CASTLEFORD  
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9 Bottle Kiln Rise, Wakefield, WF1 2GG

For Sale Freehold Offers Over £275,000

Situated within a modern development close to Wakefield city centre, this well presented three double bedroom semi detached property offers contemporary living with excellent local amenities nearby.

The accommodation briefly comprises an entrance porch leading into a playroom with a door to an inner hallway with access to the living room, a modern kitchen/dining area, and a convenient downstairs WC. To the first floor, there are three good sized bedrooms and a family bathroom, with the main bedroom benefiting from an en suite shower room. Externally, the property features driveway parking for two vehicles to the front, while to the rear there is an enclosed garden with both decked and patio seating areas, perfect for outdoor entertaining.

Ideally located within walking distance of Wakefield city centre, Snow Hill, and a range of local shops and amenities, this home also offers excellent transport links via the nearby M1 motorway, ideal for commuters.

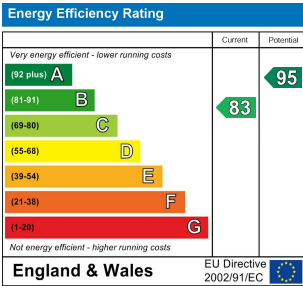
An attractive, modern home in a sought after development, early viewing is highly recommended.

**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.





ACCOMMODATION

ENTRANCE

Entrance door into the entrance porch which opens into the play room (converted garage). Central heating radiator.

PLAYROOM

15'8" x 7'8" [4.80m x 2.35m]  
UPVC double glazed window to the front, central heating radiator, spotlights. Door into the inner hallway. Newly converted garage used as a playroom.



INNER HALLWAY

Doors to the lounge, kitchen/dining room and the downstairs W.C.. Stairs to the first floor landing.

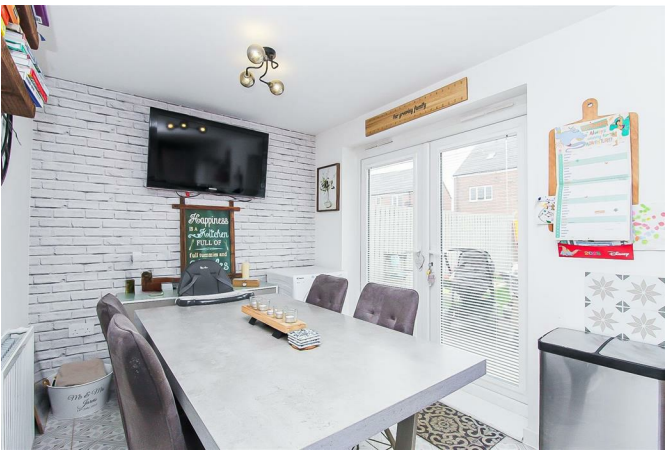
LOUNGE

16'2" x 10'2" [4.95m x 3.10m]  
UPVC double glazed window to the front, central heating radiator.



KITCHEN/DINER

18'2" x 7'7" [5.56m x 2.32m]  
UPVC double glazed windows to the rear, UPVC double glazed French doors to the rear elevation, central heating radiator. A range of wall and base units, a sink and drainer unit, built in hob and oven with extractor hood above. Space for a dining table and chairs.



DOWNSTAIRS W.C.

3'10" x 3'1" [1.19m x 0.95m]  
Fitted with a two piece suite including a low flush W.C., and a wash hand basin.

FIRST FLOOR LANDING

Provides access to three bedrooms, the family bathroom, a built in storage cupboard over the stairs and the loft which recently has been fully boarded down the centre with shelving for storage and fitted ladders.

BEDROOM ONE

14'2" x 9'8" [4.32m x 2.95m]  
UPVC double glazed window to the front, central heating radiator, built in wardrobes and a door into the en suite shower room.



EN SUITE SHOWER ROOM

6'2" x 4'3" [1.90m x 1.31m]  
Frosted UPVC double glazed window to the front, white ladder style radiator. It includes a three piece suite comprising of a wall mounted shower cubicle with glass sliding doors, a wash hand basin with mixer tap, low flush W.C..

BEDROOM TWO

11'3" x 8'8" [3.44m x 2.66m]  
UPVC double glazed window to the rear, central heating radiator.



BEDROOM THREE

9'10" x 7'8" [3.0m x 2.36m ]  
UPVC double glazed window to the rear, central heating radiator.

BATHROOM

8'9" x 5'7" [2.69m x 1.71m]  
Frosted UPVC double glazed window to the side, central heating radiator. A three piece suite comprising of a panelled bath, wash hand basin with mixer tap and a low flush W.C..



OUTSIDE

To the front of the property there is driveway parking with space for two cars. To the rear, there is a low-maintenance garden with a decked seating area, flat patio space, storage shed, and shrub borders enclosed by wooden fencing.



PLEASE NOTE

Please note there is a management charge on this property of £100 per annum.

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.