



WAKEFIELD
01924 291 294

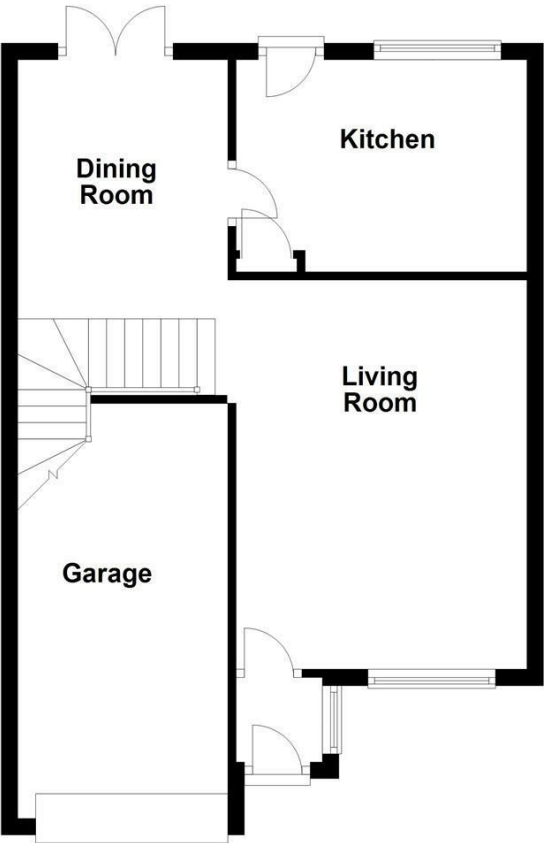
OSSETT
01924 266 555

HORBURY
01924 260 022

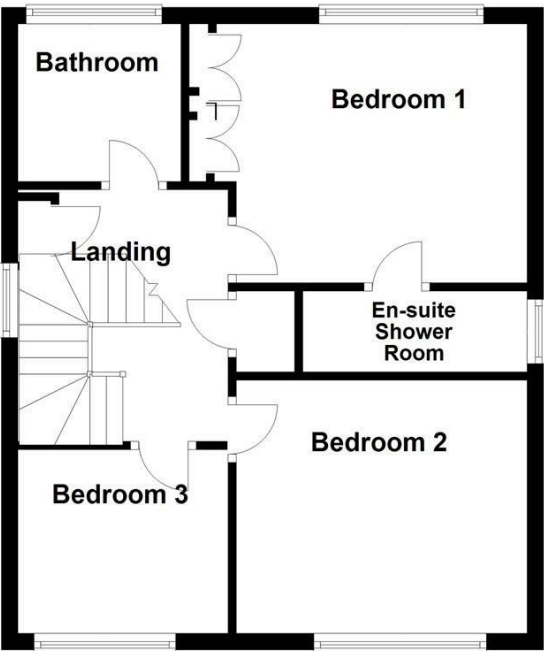
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

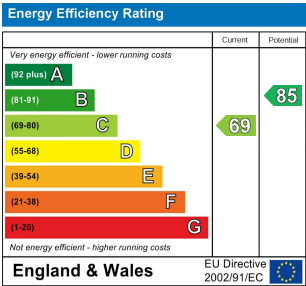


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



5 Moorfield Court, Grange Moor, Wakefield, WF4 4UL
For Sale Freehold £300,000

Situated in this attractive and pleasant cul-de-sac environment, this three bedroom detached family home is presented to a good standard internally and would make ideal accommodation for the family buyer.

The accommodation fully comprises of entrance hall, lounge, dining room, kitchen, first floor landing, three bedrooms with the main bedroom having en suite shower room and house bathroom/w.c. There is an enclosed rear garden with driveway leading to front of the property which leads to a single garage.

Enjoying a semi rural location and available with no chain involved, yet within good access of local amenities and the motorway network we strongly recommend an internal viewing at your earliest convenience.



ACCOMMODATION

ENTRANCE HALL

3'4" x 3'5" [1.04m x 1.05m]

Front UPVC door, gas central heating radiator, UPVC double glazed window to the side.

LOUNGE

15'7" x 11'6" [4.75m x 3.53m]

UPVC double glazed window to the front elevation, gas central heating radiator, feature gas fire with wood surround, opening into the dining room. Staircase leading to the first floor landing.



DINING ROOM

8'5" x 13'5" [2.57m x 4.11m]

UPVC double glazed French doors to the rear, gas central heating radiator, built in understairs storage with a door leading to the kitchen.



KITCHEN

11'3" x 8'2" [3.45m x 2.49m]

UPVC double glazed window to the rear, UPVC door to the rear, built in storage cupboard, modern fitted kitchen with an array of wall and base units for storage, wood effect laminate worktops, integrated microwave, integrated gas hob with oven and cooker hood, integrated fridge freezer, stainless steel 1 1/2 sink and drainer unit, gas central heating radiator.

FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, storage cupboard, gas central heating radiator, doors to three bedrooms and bathroom/w.c.

BEDROOM ONE

10'4" x 11'3" [3.15m x 3.43m]

UPVC double glazed window to the rear elevation, fitted wardrobes to one side, door leading to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

8'11" x 3'2" [2.74m x 0.99m]

Frosted UPVC double glazed window to the side, low flush w.c., wash hand basin with hot and cold tap and tiled splashback, fully tiled walk in shower with shower screen and wall mounted shower, spotlights to the ceiling, gas central heating radiator and shaver socket.



BEDROOM TWO

10'2" x 11'3" [3.10m x 3.44m]

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



BEDROOM THREE

8'7" x 8'7" [2.62m x 2.62m]

UPVC double glazed window to the front, gas central heating radiator and is currently used as a home office.

BATHROOM/W.C.

6'5" x 6'4" [1.98m x 1.95m]

Frosted UPVC double glazed window to the rear. Three piece suite comprising hand held shower over bath, low flush w.c., wash hand basin with hot and cold tap, chrome style ladder radiator, partially tiled walls.



OUTSIDE

To the front of the property there is a garage with an up and over door. To the rear of the property there is a flagged patio seating area with easy to maintain lawn with soil borders with plants and trees. Space for a storage shed surrounded by wood fencing. Driveway parking to the front.



COUNCIL TAX BAND

The council tax band for this property is C

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.