



WAKEFIELD
01924 291 294

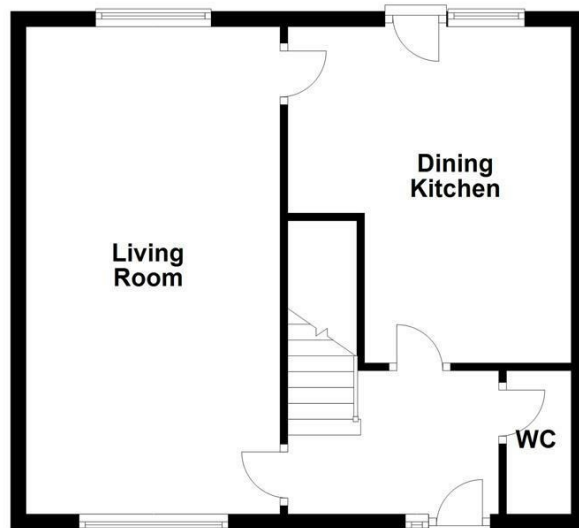
OSSETT
01924 266 555

HORBURY
01924 260 022

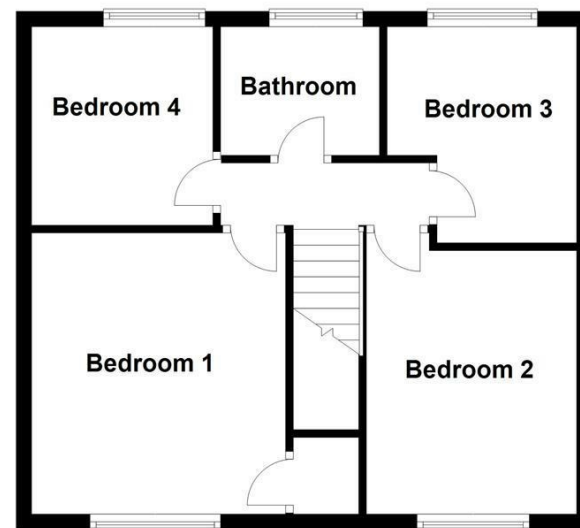
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



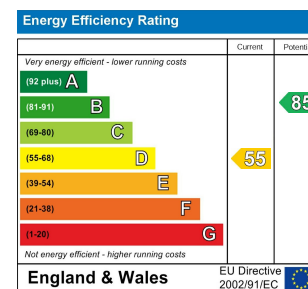
29 Maple Walk, Knottingley, WF11 0PU

For Sale Freehold £130,000

A deceptively spacious four bedroomed end town house refurbished to a lovely standard and situated in this popular residential area.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home has been refurbished to a good standard and is approached via a welcoming entrance hallway that has a guest toilet off to the side. The main living room is a good size and has windows to both the front and rear. The L-shaped kitchen has been re-fitted with a good range of modern units with a slot in point for a gas cooker. To the first floor there are four well proportioned bedrooms, served by a recently re-fitted modern bathroom. Outside, the property has a modest garden to the front. Whilst round to the rear there is a larger garden with a useful brick built storage shed.

The property is situated within very easy reach of the local shops with a broader range of amenities are available in the nearby town centre. Knottingley has good access to the surrounding centres of Castleford and Pontefract and is conveniently placed for the national motorway network.



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



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ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, central heating radiator and stairs to the first floor.

W.C.

5'10" x 2'11" (1.8m x 0.9m)

Two piece white and chrome cloakroom suite comprising low suite w.c. and pedestal wash basin. Central heating radiator.

LIVING ROOM

20'8" x 10'9" (6.3m x 3.3m)

Windows to both the front and rear, two central heating radiators and former fireplace.



DINING KITCHEN

14'9" x 12'1" (max) (4.5m x 3.7m (max))

Fitted with a range of contemporary style wall and base units with wood effect laminate work tops and stainless steel sink unit. Space and plumbing for a washing machine, point for a gas cooker, central heating radiator and external door to the side. Useful understairs cupboard.

FIRST FLOOR LANDING

Loft access point.

BEDROOM ONE

12'1" x 10'9" (3.7m x 3.3m)

Window to the front, central heating radiator and overstairs cupboard.



BEDROOM TWO

11'1" x 9'2" (3.4m x 2.8m)

Window to the front and double central heating radiator. Built in cupboard housing the gas fired combination central heating boiler.



BEDROOM THREE

9'2" x 8'2" (max) (2.8m x 2.5m (max))

Window overlooking the back garden and central heating radiator.



BEDROOM FOUR

8'6" x 7'10" (2.6m x 2.4m)

Window overlooking the back garden and central heating radiator.

BATHROOM/W.C.

6'10" x 5'2" (2.1m x 1.6m)

Frosted window to the rear, part tiled walls and re-fitted to a good standard with a modern white and chrome suite comprising panelled bath with shower over and glazed screen. Pedestal wash basin and low suite w.c. Central heating radiator.



OUTSIDE

To the front the property has a garden area with fence and hedge boundaries and a block paved path to the front door. To the rear of the house there is a larger garden that is enclosed by hedge and fence boundaries with a paved path and brick built outhouse.



PLEASE NOTE

Interested purchasers should note that this property is system built which may affect the availability of mortgage finance from some lenders. Please ask for further details.

COUNCIL TAX BAND

The council tax band for this property is A.

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 Pontefract 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.