



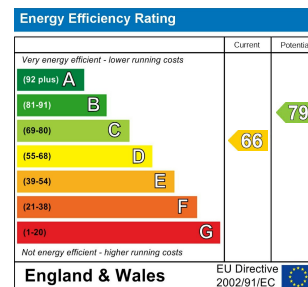
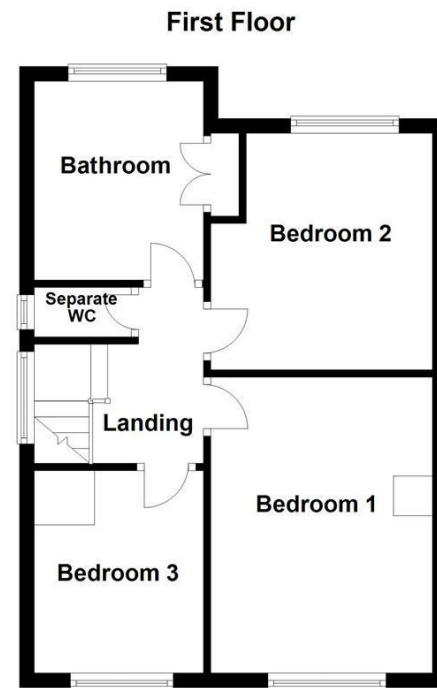
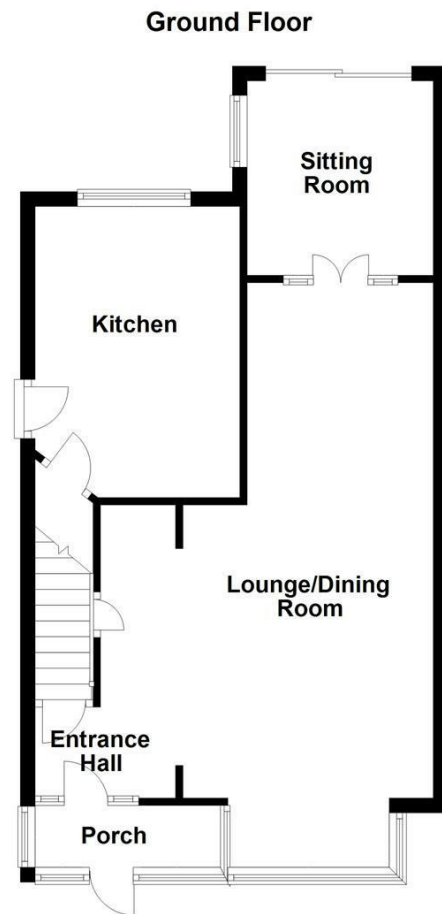
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IMPORTANT NOTE TO PURCHASERS

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.



23 Ash Tree Grove, Kippax, Leeds, LS25 7QA

For Sale Freehold £250,000

Nestled in a cul-de-sac location is this extended three bedroom semi detached property benefitting from generously proportioned accommodation, off road parking and enclosed rear garden.

The property briefly comprises of entrance porch, entrance hall, lounge/dining room, sitting room and kitchen. The first floor landing leads to three bedrooms, bathroom and w.c. Outside to the front is gated entry onto a lawned garden and paved driveway providing off road parking leading down the side to the single detached garage with up and door, power and light. To the rear the garden is laid to lawn with paved patio area, perfect for outdoor dining and entertaining with lawned area, fully enclosed by timber fencing.

The property is located in the popular village of Kippax which enjoys excellent transport links to Leeds and Wakefield. The village itself is well served by a number of well regarded local schools, shops and amenities.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.



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KITCHEN

12'11" x 8'11" (3.95m x 2.73m)

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Integrated oven, four ring induction hob with extractor hood, integrated fridge/freezer, integrated dishwasher and integrated washing machine. Access to an understairs storage cupboard, composite stable door and UPVC double glazed window to the rear.



W.C.

4'6" x 2'7" (1.38m x 0.81m)

UPVC double glazed frosted window to the side, low flush w.c. and partially tiled.

OUTSIDE

The front of the property is accessed via double cast iron gates to the lawned garden and paved driveway providing off road parking leading down the side to the single detached garage with up and door, power and light. There is a further side access door and window. The rear garden is laid to lawn with paved patio area, perfect for outdoor dining and entertaining with lawned area, fully enclosed by timber fencing.



ACCOMMODATION

ENTRANCE PORCH

7'10" x 2'8" (2.41m x 0.82m)

Surrounded by UPVC double glazed frosted windows and timber framed door leading into the entrance hall.

ENTRANCE HALL

13'1" x 6'4" (max) x 3'5" (min) (3.99m x 1.95m (max) x 1.05m (min))

An opening through to the lounge/dining room, stairs to the first floor landing, door through to the kitchen, coving to the ceiling, dado rail and central heating radiator. Access to an understairs storage space.

LOUNGE/DINING ROOM

26'4" x 11'1" (max) x 7'9" (min) (8.04m x 3.39m (max) x 2.38m (min))

UPVC double glazed box window to the front, set of double doors to the sitting room, coving to the ceiling, dado rail, two central heating radiators and electric fireplace with marble hearth, laminate surround and mantle.



SITTING ROOM

10'0" x 8'9" (3.05m x 2.67m)

UPVC double glazed window and a set of UPVC double glazed sliding doors to the rear and central heating radiator.



FIRST FLOOR LANDING

Loft access, UPVC double glazed frosted window to the side and doors to three bedrooms, bathroom and separate w.c.

BEDROOM ONE

13'2" x 10'7" (max) x 9'6" (min) (4.03m x 3.25m (max) x 2.9m (min))

UPVC double glazed window to the front, central heating radiator, fitted wardrobes and coving to the ceiling.

BEDROOM TWO

9'7" x 10'7" (max) x 8'7" (min) (2.94m x 3.25m (max) x 2.62m (min))

Coving to the ceiling, central heating radiator and UPVC double glazed window to the rear.



BEDROOM THREE

7'2" x 8'11" (max) x 6'10" (min) (2.19m x 2.74m (max) x 2.1m (min))

UPVC double glazed window to the front and coving to the ceiling.

BATHROOM

8'11" x 7'10" (max) x 7'1" (min) (2.72m x 2.39m (max) x 2.17m (min))

UPVC double glazed frosted window to the rear, spotlights to the ceiling, coving to the ceiling, chrome ladder style radiator, pedestal wash basin, roll top bath and separate shower cubicle with electric shower head attachment and glass shower screen. Access to a double doored storage cupboard housing the boiler.

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.

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.