



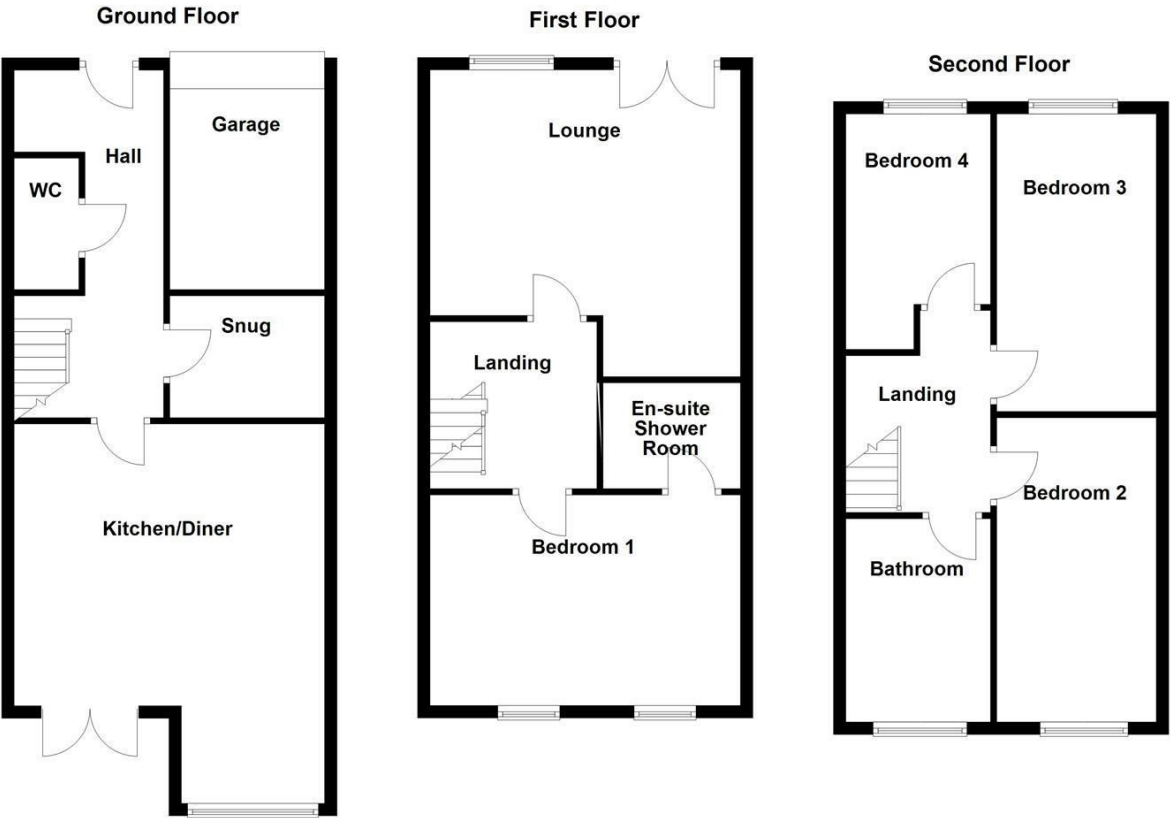
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HORBURY  
01924 260 022

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PONTEFRACT & CASTLEFORD  
01977 798 844

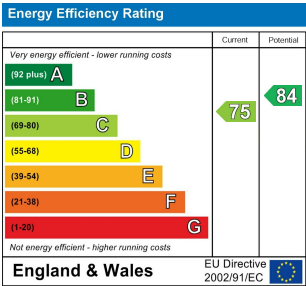


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



**15 Linden Court, Rothwell, Leeds, LS26 0GF**  
**For Sale Freehold £290,000**

Situated in the sought after area of Rothwell in Leeds is this four bedroom semi detached family home. The generously proportioned property is superbly presented throughout incorporating modern fitted bathrooms and shower rooms along with an open plan kitchen/dining/sitting room with French doors incorporating indoor/outdoor living.

The property briefly comprises of an entrance hall, from the entrance hall there is access to the snug, downstairs W.C. and the kitchen dining room which has French doors out to the garden. To the first floor is the living room and principal bedroom with an en suite shower room. To the second floor there is access to bedrooms two, three and four and the house bathroom. To the front of the property is access to the garage with up and over door and a drive providing off road parking for two cars. There is a gate down the side of the property which provides access to the rear garden where there is a laid to lawn area and a decked seating area.

Sought after location with great schools and shops within walking distance. Rothwell is only slightly from Leeds city centre for those who look to commute and also for Wakefield. Perfect transport links by way of the M1 motorway and local bus routes travel to neighbouring towns and cities.

Only a full internal inspection will truly show what is to offer and so an early viewing is highly recommended to avoid any disappointment.





## ACCOMMODATION

### ENTRANCE HALL

Central heating radiator, tiled floor, door to integral garage, coving to ceiling, stairs, door to built in storage cupboard, access to the snug and access through to the kitchen diner.

### DOWNSTAIRS W.C.

Fitted with two piece modern white suite comprising of a wash hand basin, low level W.C., tiled splash back, central heating radiator, tiled floor.

### SNUG

Downstairs sitting room carpeted with skirting, could be used as a downstairs office.

### KITCHEN DINING ROOM

19'10" x 15'8" [6.05m x 4.8m]

An array of wall and base units for storage with wood effect laminate work tops, integrated gas hob with oven and cooker hood, space for a washer and dryer and fridge freezer with breakfast bar style island and spotlights to the ceiling. Space for a dining table and chairs, central heating radiator and rear UPVC double glazed window and doors out to the rear garden.

### FIRST FLOOR LANDING

Central heating radiator, stairs to second floor landing, doors to bedroom one and lounge.

### LOUNGE

15'8" x 15'1" [4.8m x 4.6m]

Double glazed window to front, decorative coal effect gas with feature surround and marble effect inset and hearth, central heating radiator, Juliette balcony with French double door.



### BEDROOM ONE

15'8" x 11'1" [4.8m x 3.4m]

Two double glazed windows to rear, built-in wardrobes with sliding door, central heating radiator with a door to the ensuite.



### EN SUITE SHOWER ROOM

7'2" x 5'6" [2.2m x 1.7m]

Fitted with three piece suite comprising shower cubicle, vanity wash hand basin with mixer tap, low level W.C. and extractor fan, shaver point, central heating radiator, tiled floor and recessed spotlights.



### SECOND FLOOR LANDING

Doors to bedrooms two, three, four and house bathroom.

### BATHROOM

10'9" x 7'6" [3.3m x 2.3m]

Fitted with three piece modern white suite with panelled bath with shower over, pedestal wash hand basin and low level W.C., tiled splash backs, double glazed window to rear, built in storage cupboard, radiator and recessed spotlights.

### BEDROOM TWO

16'0" x 8'6" [4.9m x 2.6m]

Double glazed window to rear, central heating radiator.

### BEDROOM THREE

15'8" x 8'6" [4.8m x 2.6m]

Double glazed window to front, central heating radiator.

### BEDROOM FOUR

15'8" x 7'6" [4.8m x 2.3m]

Double glazed window to front, central heating radiator.



### OUTSIDE

There is driveway parking to the front for two cars, leading to the garage. Gated access to the side leads round to the rear garden. The rear garden is mainly laid to lawn and a decked patio seating area.



### 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 Pontefract office and they will be pleased to arrange a suitable appointment.