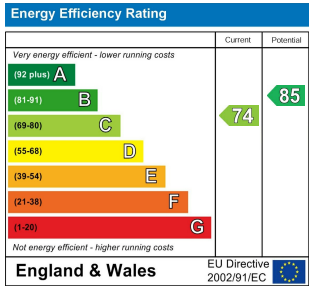


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall

Estate Agent

WAKEFIELD

01924 291 294

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01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



4 Station Road, Askern, Doncaster, DN6 0JB

For Sale Freehold £145,000

Situated on the fringe of Askern town centre is this three double bedroom mid terrace property benefitting from two reception rooms, off road parking with garage and a low maintenance attractive rear garden.

The property briefly comprises of the entrance vestibule leading into the hallway providing access to the dining room, living room and modern fitted kitchen. The first floor landing leads to three double bedrooms and house bathroom. Outside to the front is a small buffer garden. Whilst to the rear is an enclosed low maintenance stone paved garden. In addition there is an off road parking space for one vehicle and a single detached garage.

Situated in the town of Askern the property is well placed to local amenities including shops and schools. The property is situated near the A1(M) and A19, facilitating easy access to nearby cities and for those looking to commute further afield, the nearest train station is in Adwick, approximately 3 miles away.

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



ACCOMMODATION

ENTRANCE VESTIBULE

UPVC double glazed entrance door and further door to the hallway.

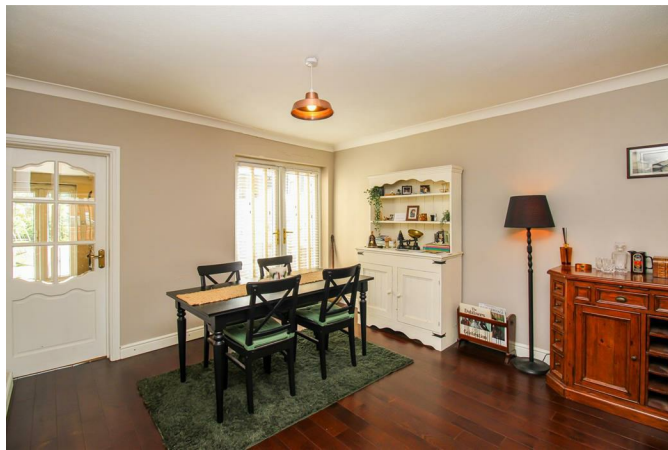
HALLWAY

Coving to the ceiling, stairs to the first floor landing, central heating radiator and door to the dining room.

DINING ROOM

12'0" x 13'1" [3.66m x 4.0m]

An opening to the living room, door through to the kitchen, central heating radiator and a set of UPVC double glazed French doors to the rear garden.



LIVING ROOM

13'1" x 11'8" [max] x 10'5" [min] [4.0m x 3.58m [max] x 3.2m [min]]

Coving to the ceiling, central heating radiator, UPVC double glazed bow window to the front and multi fuel burning stove with slate hearth, exposed brick surround and wooden mantle.



KITCHEN

8'9" x 15'8" [2.67m x 4.8m]

Range of modern shaker style wall and base units with marble work surface over, inset 1 1/2 stainless steel and drainer with mixer tap, space and plumbing for a washing machine and space for a slimline dishwasher. Space for an American style fridge/freezer, integrated double oven with four ring electric hob and extractor hood. UPVC double glazed window to the side, a set of UPVC double glazed French doors to the rear garden, spotlights and understairs storage cupboard.

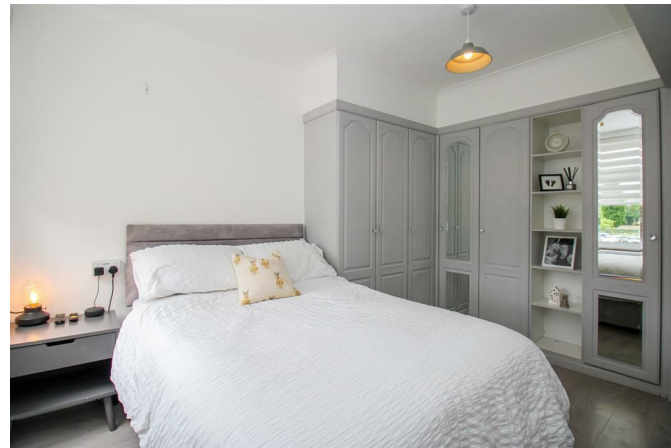
FIRST FLOOR LANDING

Coving to the ceiling, loft access, storage cupboard and doors to three bedrooms and house bathroom.

BEDROOM ONE

9'6" x 12'1" [2.91m x 3.7m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and a range of fitted wardrobes and storage units.



BEDROOM TWO

13'0" x 24'11" [max] x 6'9" [min] [3.97m x 7.6m [max] x 2.07m [min]]

Range of fitted wardrobes and storage units, UPVC double glazed window to the front and central heating radiator.



BEDROOM THREE

6'5" x 9'11" [1.97m x 3.04m]

UPVC double glazed window to the front, ceiling rose and central heating radiator.

BATHROOM/W.C.

8'9" x 11'9" [2.67m x 3.6m]

Concealed cistern low flush w.c., wash basin with mixer tap, panelled bath with mixer tap and jets, separate shower cubicle with overhead shower. UPVC double glazed frosted window to the rear, spotlights, chrome ladder style radiator, a range of storage units and extractor fan.



OUTSIDE

To the front of the property is a low maintenance buffer garden. To the rear is a stone paved garden, perfect for outdoor dining and entertaining with planted features, fully enclosed by timber fencing with a rear timber gate. To the rear is an off road parking space and a single detached garage [5.95m x 2.87m] with electric up and over door, power and light.



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 Wakefield 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.