

WAKEFIELD

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5 Carr Gate Drive, Carr Gate, Wakefield, WF2 0QS

For Sale Freehold £320,000

Superbly appointed throughout and set back from the main roadside is this attractive and extended three bedroom semi detached house benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance porch, entrance hallway, lounge, separate dining room, extended kitchen and integral garage. To the first floor there are three bedrooms, two of which being larger doubles and a spacious modern house bathroom/w.c. Outside there is a block paved driveway at the front providing off road parking and leading to the garage with up and over door, attractive lawned garden aside with plants and shrubs bordering. To the rear there is a lawned garden with stone flagged patio area, fenced and walled boundaries.

Carr Gate is only a few minutes drive from Junction 41 of the M1 motorway, the dwelling is ideally placed for daily travel to Leeds and further afield, by car.

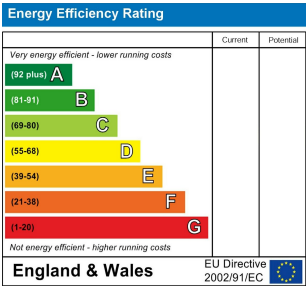
An internal viewing is highly recommended.

**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.





ACCOMMODATION

PORCH

Entrance door, window to the side, internal window into the entrance hall and property entrance door.

ENTRANCE HALL

Stairs to the first floor landing, doors to the lounge, separate dining room and extended kitchen.

LOUNGE

12'6" x 13'6" [3.82m x 4.13m ]  
UPVC double glazed curved bay window, open space with potential for fireplace. Radiator, coving to the ceiling.

DINING ROOM

9'10" x 11'3" [3.00m x 3.45m ]  
Wood laminate flooring, radiator, UPVC double glazed french doors to the rear, coving to the ceiling, dado rail, space for feature fire.



KITCHEN

18'11" x 7'5" [5.77m x 2.27m ]  
A range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer, space for fridge, plumbing for washing machine, two UPVC double glazed windows to the rear, composite stable door to the rear, door to the garage, tiled effect floor, integrated oven and grill, four ring gas hob with stainless steel back and filter hood over.



FIRST FLOOR LANDING

Doors to three bedrooms and bathroom/w.c. UPVC double glazed window to the side, loft access.

BEDROOM ONE

15'0" into bay x 10'11" [4.58m into bay x 3.34m ]  
UPVC double glazed walk in bay window, radiator, coving to the ceiling.



BEDROOM TWO

8'0" x 10'11" [2.45m x 3.35m ]  
Radiator, UPVC double glazed window to the rear, coving to the ceiling.



BEDROOM THREE

6'3" x 7'10" [1.91m x 2.41m ]  
UPVC double glazed window to the front and radiator.



BATHROOM/W.C.

7'4" x 8'5" [2.25m x 2.58m ]  
Four piece white suite comprising low flush w.c., wash basin over pedestal, freestanding bath and corner shower cubicle with mixer shower. UPVC double glazed frosted window to the side, tiled walls, heated chrome towel radiator and fully tiled floor.



OUTSIDE

To the rear there is an attractive lawned garden incorporating stone flagged patio area ideal for entertaining purposes. To the front there is a block paved block paved driveway at the front providing off road parking and leading to the garage with up and over door, attractive lawned garden aside with plants and shrubs bordering.



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 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.