



WAKEFIELD
01924 291 294

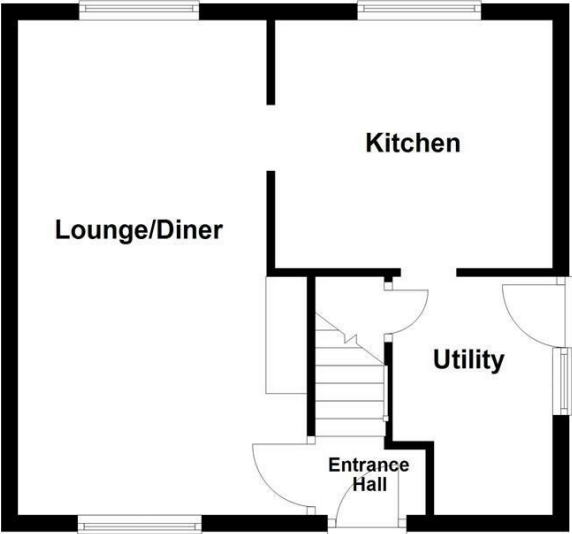
OSSETT
01924 266 555

HORBURY
01924 260 022

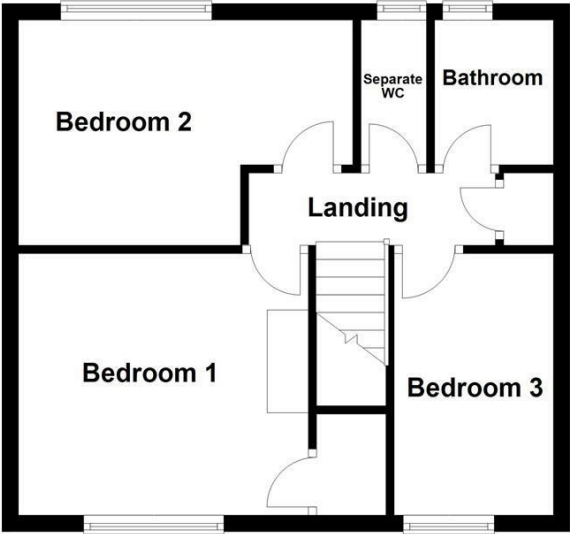
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

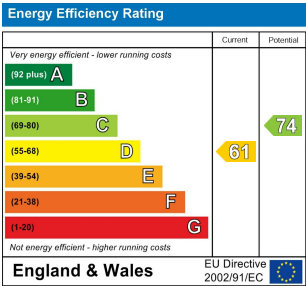


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



31 Hardie Road, Havercroft, Wakefield, WF4 2EN

For Sale Freehold £165,000

Situated in the popular village of Havercroft is this superbly presented three bedroom semi detached property, occupying a generous corner plot with gardens to the front, side and rear, along with ample off road parking.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access through to a spacious lounge diner, which in turn leads to a modernised kitchen. The kitchen provides access to a separate utility area with external access to the side of the property. To the first floor, the landing provides access to the loft via a pull down ladder, a storage cupboard with a gas combination boiler and three good sized bedrooms, along with the bathroom and a separate WC. Bedroom one also benefits from a useful upstairs storage cupboard. Externally, the front of the property features planted beds with mature shrubs and flowers, alongside a concrete driveway providing off road parking and leading to a converted garage, ideal for storage. The front garden is fully enclosed by a combination of walling, timber fencing and hedging, with gated access. The rear garden is mainly laid to lawn with planted borders and a paved patio area, ideal for outdoor dining and entertaining, with a greenhouse. The garden is fully enclosed, making it suitable for both pets and children.

Havercroft is well suited to a range of buyers including first time purchasers, small families and professional couples, with local shops and schools within close proximity and further amenities available in nearby Wakefield, Hemsworth and Barnsley. The area is well served by local bus routes, with rail connections available at Fitzwilliam and Wakefield for links to Leeds, Manchester and London. The A1 motorway network is also easily accessible, making it ideal for commuters.

Only a full internal inspection will fully appreciate the space and potential this property has to offer. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Accessed via a frosted UPVC double glazed entrance door, with staircase leading to the first floor landing, central heating radiator and door through to the lounge diner.

LOUNGE DINER

19'10" x 11'5" (6.05m x 3.5m)

A spacious dual aspect room with UPVC double glazed windows to the front and rear, two central heating radiators and open access into the kitchen.



KITCHEN

11'1" x 9'10" (3.38m x 3.02m)

Fitted with a range of modern wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer and electric cooker with extractor over. UPVC double glazed window to the rear, central heating radiator and opening into the utility.

UTILITY ROOM

6'3" x 9'6" (1.93m x 2.92m)

Fitted with additional wall and base units with laminate work surfaces, central heating radiator, frosted UPVC double glazed window and door to the side, along with access to understairs storage and a further large storage cupboard.



FIRST FLOOR LANDING

Providing access to three bedrooms, bathroom, separate WC, loft access and storage cupboard which houses the gas combination boiler.

BEDROOM ONE

10'5" x 11'7" (3.2m x 3.55m)

UPVC double glazed window to the front, central heating radiator and built in storage cupboard.



BEDROOM TWO

13'7" x 9'0" (4.16m x 2.75m)

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



BEDROOM THREE

6'4" x 10'7" (1.95m x 3.25m)

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

BATHROOM

5'9" x 4'7" (1.76m x 1.42m)

Fitted with a wash basin and panel bath with shower over, with full tiling, frosted UPVC double glazed window to the rear and central heating radiator.



W.C.

2'5" x 5'9" (0.75m x 1.76m)

Fitted with a low flush WC and frosted UPVC double glazed window to the rear.

OUTSIDE

To the front, the property enjoys a generous corner plot with planted beds, mature shrubs and a concrete driveway providing off road parking, along with a paved pathway leading to the entrance and side access. To the rear, there is an enclosed garden incorporating a lawned area, planted borders, chipped sections and a paved patio seating area, ideal for outdoor dining, with a greenhouse.



PLEASE NOTE

This property is non-standard (concrete framed) construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

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.