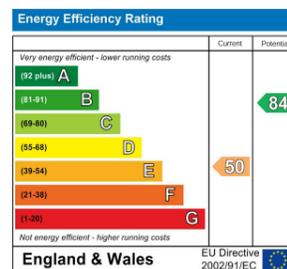
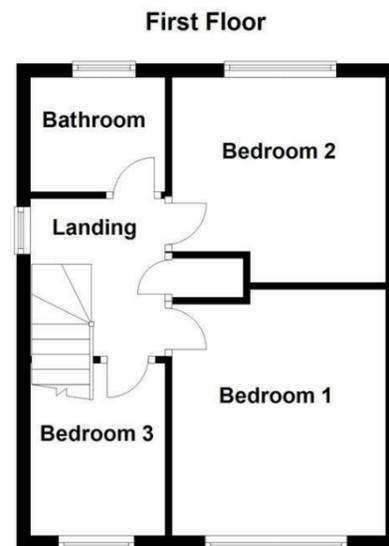
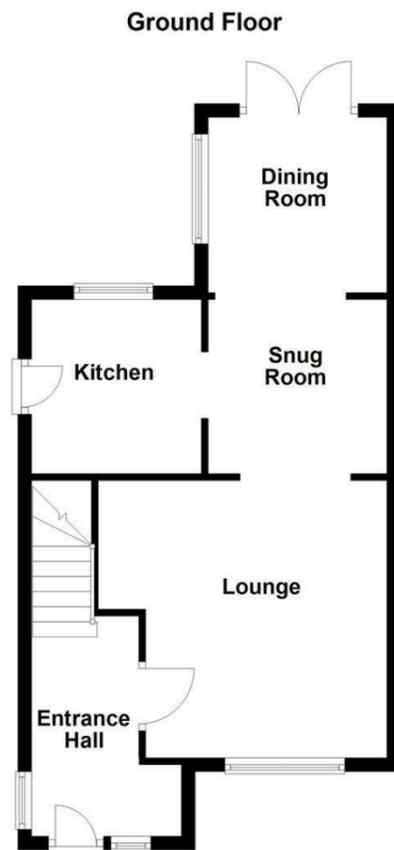




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**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any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

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 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 Monkwood Road, Wakefield, WF1 2JY**  
**For Sale Freehold £250,000**

This superbly presented three bedroom semi detached home has been extended and is finished to a high standard throughout. The property benefits from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises an extended entrance hall, a comfortable lounge, a snug, a dining room, and a contemporary fitted kitchen. To the first floor are three well proportioned bedrooms, two of which are doubles, along with a modern family bathroom. Externally, the property offers an attractive lawned garden to the front, with a block paved driveway to the side providing off street parking and leading to a detached concrete sectional garage. The outdoor space is both practical and well maintained, ideal for family use.

The property is well located for a range of local amenities, including shops, schools, and public transport links, with local bus routes close by and convenient access to the wider motorway network.

A fantastic home that would be ideal for a growing family, offering generous accommodation that must be viewed to be fully appreciated. Early viewing is highly recommended to avoid disappointment.



## ACCOMMODATION

### ENTRANCE HALL

UPVC entrance door opens into an entrance hallway with UPVC double glazed windows to both the front and side elevations. Features include a central heating radiator, laminate flooring, two useful cloak/storage cupboards, and stairs rising to the first floor landing. A door leads through into the lounge.

### LOUNGE

13'3" x 13'9" [max] x 11'5" [min] [4.05m x 4.21m [max] x 3.50m [min]] UPVC double glazed window to the front, coving to the ceiling, central heating radiator, and a cast fireplace with marble back and hearth. Finished with laminate flooring and opening through to the snug area.



### SNUG ROOM

8'3" x 8'5" [2.52m x 2.57m] Coving to the ceiling, and access through to both the dining room and kitchen via an archway.



### DINING ROOM

7'8" x 7'3" [2.35m x 2.21m] UPVC double glazed window to the side and UPVC double glazed French doors opening onto the rear garden, central heating radiator, laminate flooring, and coving to the ceiling.

### KITCHEN

8'3" x 8'5" [2.53m x 2.58m] UPVC double glazed window to the rear, a door providing access to the side, recessed ceiling spotlights, and tiled flooring. A contemporary two tone fitted kitchen comprising a range of wall and base units incorporating a sink and drainer with mixer tap. Integrated appliances include a fridge, freezer, oven, and grill, with plumbing for a washing machine and a touch control electric hob with extractor hood above.

### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, coving to the ceiling, and doors providing access to three bedrooms and the house bathroom.

### BEDROOM ONE

11'10" x 10'0" [3.62m x 3.07m] UPVC double glazed window to the front, central heating radiator, and coving to the ceiling.



### BEDROOM TWO

10'2" x 10'1" [max] x 8'9" [min] [3.11m x 3.09m [max] x 2.67m [min]] UPVC double glazed window to the rear, central heating radiator, and coving to the ceiling.



### BEDROOM THREE

6'9" x 8'6" [2.08m x 2.61m] UPVC double glazed window to the front, central heating radiator, and coving to the ceiling.



### BATHROOM

5'4" x 6'6" [1.64m x 2.0m] Frosted UPVC double glazed window to the rear, fully tiled walls and

floor, heated towel radiator, spotlights. A modern bathroom suite comprising a low flush WC, wash basin, and panelled bath with shower attachment over.



### OUTSIDE

To the front and side of the property is a block paved driveway providing ample off street parking, leading to a detached sectional concrete garage with up-and-over door, along with a lawned garden to the front. To the rear is an enclosed lawned garden incorporating feature planting, a tiled patio, and an additional timber patio seating area.



### COUNCIL TAX BAND

The council tax band for this property is B.

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