



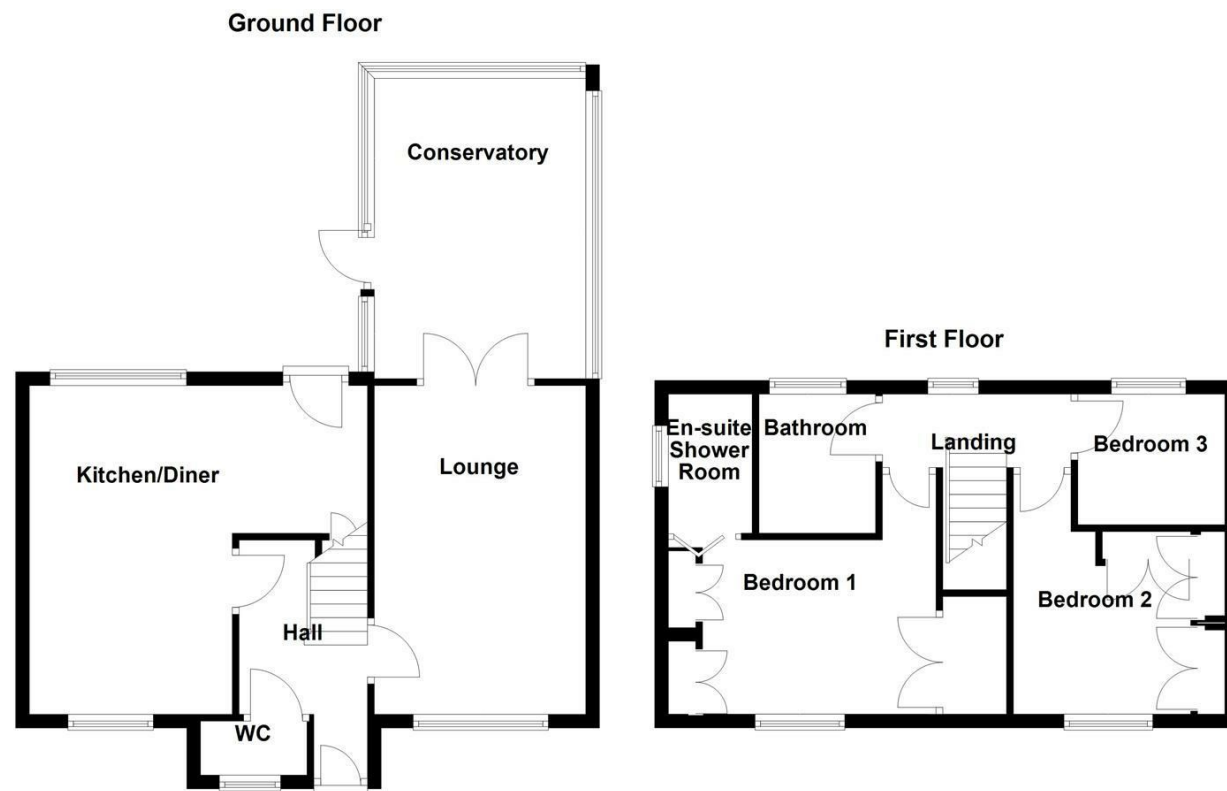
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## 15 High Keep Fold, Hall Green, WF4 3QL

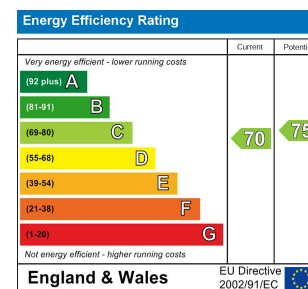
For Sale Freehold Fixed Asking Price £279,000 - £295,000

Occupying a pleasant cul-de-sac position is this well presented three bedroom detached property, benefiting from ample driveway parking, enclosed gardens, and an en suite shower room. Offering well proportioned accommodation throughout, this property is ideal for a range of buyers and is ready to move straight into.

The property briefly comprises an entrance hall, downstairs WC, spacious lounge, conservatory, and a modern kitchen diner. To the first floor landing there is access to three bedrooms and the family bathroom, with the main bedroom further benefiting from an en suite shower room. Externally, the property offers a low maintenance garden to the front and rear, with a patio seating area to the rear providing an ideal space for outdoor entertaining. There is ample driveway parking to the side leading to a detached garage.

Ideally located close to a range of local shops, amenities, and well regarded schools, the property also offers excellent transport links, with the motorway network just a short drive away for those commuting further afield.

A viewing is highly recommended to fully appreciate the accommodation on offer.



### 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.

### 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



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## ACCOMMODATION

### ENTRANCE HALL

Entry through the front door into the main hallway, providing access to the downstairs WC, a central heating radiator, doors leading to the lounge and kitchen diner, and a staircase rising to the first floor landing.

### DOWNSTAIRS W.C.

5'0" x 2'6" [1.54m x 0.77m]

Frosted UPVC double glazed window to the front elevation. Fitted with a two piece suite comprising a WC and a corner wash hand basin set within a vanity unit with mixer tap. Chrome ladder style radiator, fully tiled walls and floor, with spotlights to the ceiling and has had a full refurbishment within the last year.

### LOUNGE

15'9" x 10'1" [4.82m x 3.08m]

UPVC double glazed window to the front elevation, central heating radiator, and wood effect laminate flooring. The room features a freestanding electric fireplace and doors leading through to the conservatory.



### CONSERVATORY

14'4" x 10'9" [4.39m x 3.29m]

UPVC double glazed windows to the side and rear elevations with a UPVC side door providing access to the garden. The room is carpeted and currently used as a second sitting room.



### KITCHEN DINER

16'2" (max) x 15'9" [4.95m (max) x 4.82m]

UPVC double glazed windows to the front and rear elevations along with a rear UPVC door leading out to the garden. Two central heating radiators. The modern fitted kitchen offers a range of wall and base units with wood effect laminate worktops, an integrated oven with cooker hood, stainless steel sink and drainer unit, space and plumbing for a washer/dryer, and space for a fridge freezer. Tiled flooring, built in storage cupboard under the stairs, and spotlights to the ceiling.

### FIRST FLOOR LANDING

UPVC double glazed window to the rear elevation. Provides access to three bedrooms and the family bathroom.

### BEDROOM ONE

12'10" x 8'9" [3.92m x 2.67m]

UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring with skirting boards, fitted wardrobes to one side, and a built in storage cupboard over the stairs. Door leading to the en suite shower room.



### EN SUITE SHOWER ROOM

6'2" x 4'0" [1.89m x 1.23m]

Frosted UPVC double glazed window to the side elevation. Fitted with a walk in shower enclosure with glass sliding door and wall-mounted shower, pedestal wash hand basin with mixer tap, and WC. Chrome ladder style radiator and partially tiled walls.



### BEDROOM TWO

8'9" x 6'8" [2.67m x 2.05m]

UPVC double glazed window to the front elevation, central heating radiator, and fitted wardrobes to one side.



### BEDROOM THREE

7'0" x 6'5" [2.15m x 1.97m]

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

### BATHROOM

6'8" x 5'5" [2.05m x 1.67m]

Frosted UPVC double glazed window to the rear elevation. Fitted with a three piece suite comprising a bath with wall-mounted shower over, pedestal wash hand basin with mixer tap, and WC. Chrome ladder style radiator, fully tiled flooring, partially tiled walls, spotlights to the ceiling and has had a full refurbishment within the last year.



### OUTSIDE

The front garden is low maintenance, mainly laid to lawn with a shrub and plant border. To the side there is a driveway providing off road parking with gated access and space for approximately two to three vehicles, leading to an attached garage with an up-and-over door. To the rear of the property there is a flagged patio seating area leading onto a generous lawn with shrub and bush borders, enclosed by fencing. A second patio area with pebble borders provides additional outdoor seating space.



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