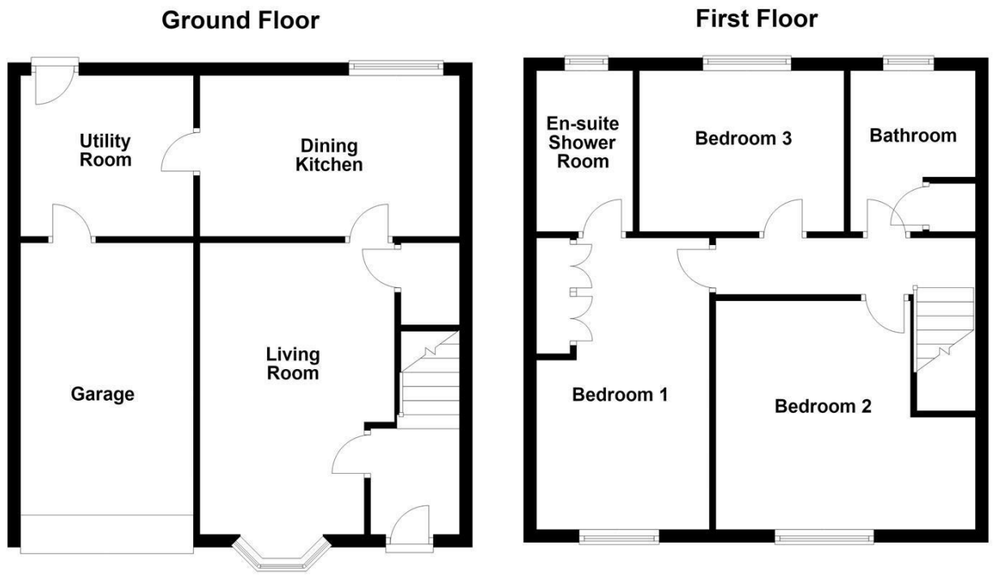
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





15 Hammerton Farm Avenue, Ryhill, WF4 2QZ

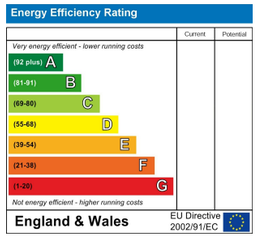
For Sale Freehold £200,000

Occupying a cul-de-sac position is this well presented three bedroom semi detached home, benefitting from an integral garage, driveway parking and an enclosed rear garden.

The accommodation briefly comprises an entrance hall, spacious lounge, kitchen diner and separate utility room with internal access into the garage. To the first floor are three bedrooms and the family bathroom, with the principal bedroom also benefitting from fitted wardrobes and its own en suite shower room. Externally, to the front is driveway parking, while to the rear is an enclosed garden with paved patio seating area and low maintenance lawn.

The property is ideally located for a range of local shops, amenities and schools, making it a practical choice for a variety of buyers.

Only a full internal inspection will truly reveal everything this appealing home has to offer. An early 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

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. Central heating radiator and staircase providing access to the first floor landing. Door leading through into the lounge.

LOUNGE
14'11" x 10'0" (4.55m x 3.06m)
UPVC double glazed bay window overlooking the front elevation. Central heating radiator and feature fireplace with decorative surround. Useful built-in understairs storage cupboard. Door leading through into the kitchen diner.



KITCHEN DINER
13'2" x 8'3" (4.02m x 2.53m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Fitted with a range of timber effect wall and base units with laminate work surfaces over, incorporating a sink and drainer with mixer tap. Integrated gas hob with extractor hood above and integrated oven. Part tiled splashbacks. Door leading through into the utility room.

UTILITY ROOM
8'9" x 5'11" (2.69m x 1.81m)
UPVC double glazed stable style door providing access to the rear garden. Central heating radiator and laminate work surface with space and plumbing for a washing machine and space for an additional appliance. Part tiled splashbacks. The boiler is also housed within the utility room. Door providing internal access into the garage.



FIRST FLOOR LANDING
Doors provide access to three bedrooms and the family bathroom.

BEDROOM ONE
14'11" x 9'3" (4.55m x 2.83m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Carpeted flooring, skirting boards and fitted wardrobes to one side. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
8'10" x 5'10" (2.70m x 1.79m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising double walk-in shower enclosure with glazed sliding screen and wall mounted shower, wash basin with mixer tap and tiled splashback, and low flush W.C. Central heating radiator and spotlights to the ceiling.



BEDROOM TWO
13'3" x 11'8" (4.04m x 3.58m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Carpeted flooring and skirting boards.



BEDROOM THREE
10'5" x 7'11" (3.19m x 2.43m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Carpeted flooring and skirting boards.



FAMILY BATHROOM
8'2" x 6'3" (2.49m x 1.92m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising panelled bath with handheld shower attachment, wash basin and low flush W.C. Central heating radiator, full tiling around the bath, partial wall tiling, useful built-in storage cupboard and spotlights to the ceiling.

OUTSIDE
To the front is driveway parking providing off road parking. To the rear is an enclosed garden with paved patio seating area and low maintenance lawn. The garden is enclosed by timber fencing.

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.