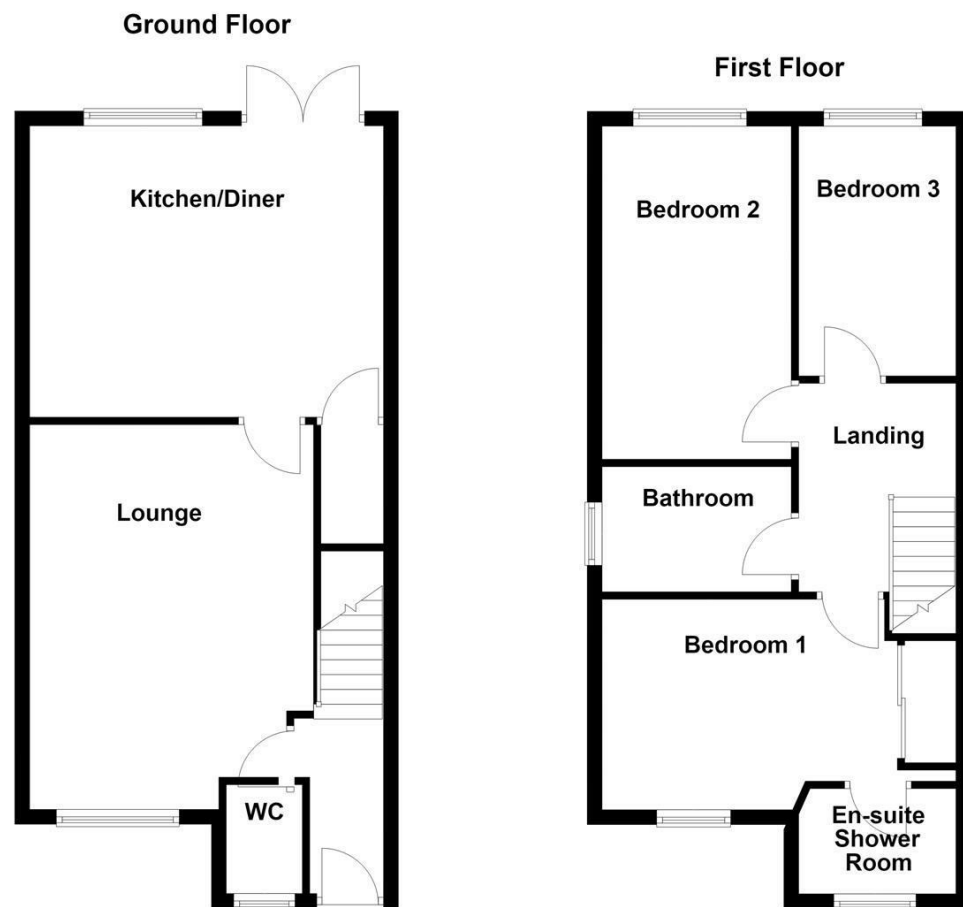




WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
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PONTEFRAC T & CASTLEFORD
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1 Moor Knoll Fold, East Ardsley, Wakefield, WF3 2FU

For Sale Freehold £325,000

Situated on this modern development is this superbly presented three bedroom semi detached property, offering well proportioned accommodation throughout. The home benefits from driveway parking, enclosed gardens and two bathrooms, making it an ideal choice for a range of buyers.

The accommodation briefly comprises an entrance hall, downstairs W.C., spacious lounge and modern kitchen diner. To the first floor are three bedrooms, with the principal bedroom benefitting from its own en suite shower room, together with a contemporary family bathroom. Externally, the property benefits from driveway parking to the front and an enclosed rear garden incorporating a paved seating area, ideal for outdoor dining and entertaining.

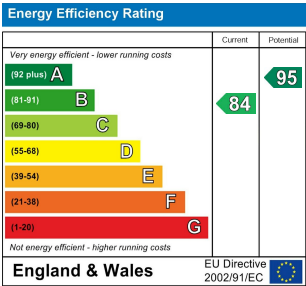
The property is conveniently positioned for a range of local shops, amenities and everyday facilities, whilst also being well placed for access to the motorway network, making it particularly suitable for those commuting further afield.

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, access to the downstairs W.C. and lounge, and staircase providing access to the first floor landing.

LOUNGE

17'1" x 12'6" [5.21m x 3.83m]
UPVC double glazed window overlooking the front elevation, central heating radiator, laminate flooring with skirting boards, coving to the ceiling and access through to the kitchen diner.



KITCHEN DINER

15'7" x 12'9" [4.76m x 3.91m]
UPVC double glazed window overlooking the rear elevation and UPVC double glazed doors leading out to the rear garden. Central heating radiator. Fitted with a range of wall and base units providing ample storage, with laminate work surfaces over and incorporating a

1 1/2 bowl stainless steel sink and drainer. Integrated induction hob with extractor hood above, integrated oven and integrated fridge freezer. Central island providing additional storage, tiled flooring, useful understairs storage cupboard and spotlights to the ceiling.

DOWNSTAIRS W.C.

4'9" x 2'11" [1.46m x 0.91m]
Frosted UPVC double glazed window overlooking the front elevation. Fitted with a two piece suite comprising low flush W.C. and corner wash hand basin with mixer tap and tiled splashback. Central heating radiator.

FIRST FLOOR LANDING

Providing access to three bedrooms and the family bathroom.

BEDROOM ONE

12'7" x 9'4" [3.84m x 2.85m]
UPVC double glazed window overlooking the front elevation, central heating radiator, carpeted flooring with skirting boards and fitted wardrobes with sliding doors to one wall. Access to the en suite shower room.



EN SUITE SHOWER ROOM

4'8" x 7'1" [1.44m x 2.16m]
Frosted UPVC double glazed window overlooking the front elevation. Fitted with a three piece suite comprising walk-in shower cubicle with sliding glass door and wall mounted shower, wash hand basin with

mixer tap and low flush W.C. Chrome ladder style radiator, spotlights to the ceiling and extractor fan.



BEDROOM TWO

14'9" x 8'4" [4.50m x 2.56m]
UPVC double glazed window overlooking the rear elevation, central heating radiator, carpeted flooring and skirting boards.



BEDROOM THREE

11'1" x 6'11" [3.38m x 2.13m]
UPVC double glazed window overlooking the rear elevation, central heating radiator, carpeted flooring and skirting boards.



BATHROOM

8'4" x 5'6" [2.56m x 1.69m]
Frosted double glazed window overlooking the side elevation. Fitted with a modern three piece suite comprising panelled bath with wall mounted shower over and glazed shower screen, wash hand basin

and low flush W.C. Chrome ladder style radiator, fully tiled walls around the bath and partial tiling to one further wall.



OUTSIDE

To the front of the property is a tarmac driveway providing off road parking for two vehicles, together with a low maintenance pebbled border and established shrubs. To the rear is an attractive split-level garden incorporating an Indian stone paved patio area with pebbled borders. Steps lead up to a lawned section and a further paved patio area positioned towards the top of the garden. The garden is enclosed by timber fencing and also benefits from established shrub borders.



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.

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.