



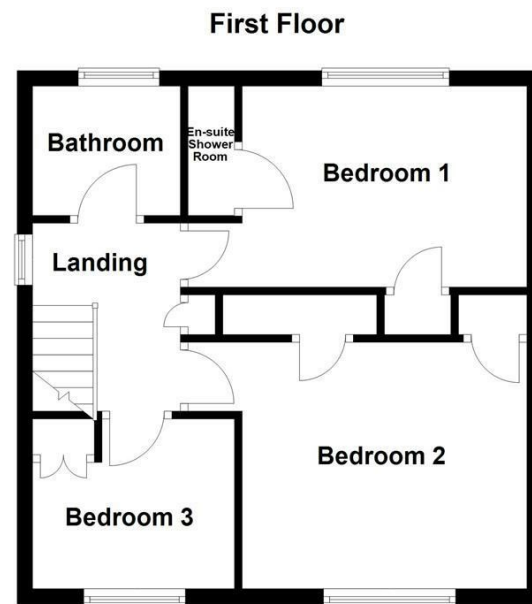
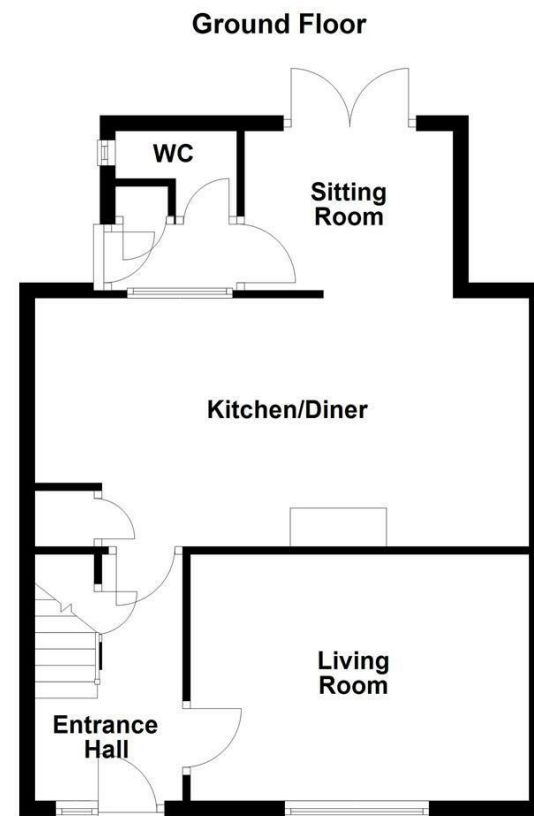
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**11 Kilnsey Grove, Wakefield, WF1 4RP**

**For Sale Freehold £215,000**

Nestled within a cul de sac location is this deceptively spacious and extended three bedroom semi detached property, offering well proportioned accommodation throughout, an attractive enclosed rear garden and ample off road parking.

The accommodation briefly comprises an entrance hall with staircase to the first floor, useful understairs storage and doors leading to the living room and kitchen diner. The kitchen diner benefits from a boiler cupboard and opens into a further sitting room, creating additional reception space. The sitting room provides access to the rear garden, along with a rear hallway offering further storage, a downstairs WC and access to the side of the property. To the first floor, the landing provides loft access and a storage cupboard, along with access to three bedrooms and the house bathroom. The principal bedroom benefits from an en suite shower room, while the bedrooms also feature a range of fitted storage. Externally, the front of the property is designed for low maintenance and provides off road parking for up to three vehicles via a combination of block paving and gravel, with side access leading to the rear. The rear garden is tiered, with a paved patio area to the lower level ideal for outdoor dining and entertaining, and a lawned upper tier with space for two timber sheds and a brick built outbuilding, offering excellent storage. The garden is fully enclosed by fencing, making it suitable for both pets and children.

The property is ideally located for a range of buyers including first time purchasers, growing families and professional couples, with shops and schools within walking distance and Wakefield city centre close by. The area is well served by local bus routes, with Wakefield also offering two train stations providing links to Leeds, Manchester and London. The M1 and M62 motorway networks are also easily accessible for commuters.

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



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#### ACCOMMODATION

##### ENTRANCE HALL

10'5" x 6'2" (3.2m x 1.9m)  
Frosted UPVC double glazed front door, central heating radiator, doors to the living room and kitchen diner, stairs to the first floor landing and understairs storage.

##### LIVING ROOM

10'5" x 14'9" (3.2m x 4.5m)  
UPVC double glazed window to the front, central heating radiator and multi fuel burning stove with stone hearth and wooden surround and mantle.



##### KITCHEN DINER

21'5" x 7'10" (6.55m x 2.39m)  
UPVC double glazed window looking into the rear hall, opening into the sitting room, central heating radiator and fitted with a range of modern wall and base units with work surfaces, stainless steel 1.5 sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor, integrated oven and microwave, integrated dishwasher, integrated fridge freezer and integrated washing machine.



##### SITTING ROOM

8'10" x 6'9" (2.7m x 2.06m)  
Central heating radiator and UPVC double glazed French doors to the rear garden.



##### W.C.

4'11" x 2'3" (1.5m x 0.7m)  
Frosted UPVC double glazed window to the side, extractor fan, central heating radiator, concealed low flush WC with built in wash basin, spotlights to the ceiling and wet wall panelling.

##### FIRST FLOOR LANDING

7'9" x 6'1" (2.38m x 1.87m)  
Loft access, storage cupboard, UPVC double glazed window to the side and doors to three bedrooms and the house bathroom.

##### BEDROOM ONE

14'5" x 11'5" (4.4 x 3.5m)  
UPVC double glazed window to the rear, central heating radiator, storage cupboard and access to the en suite shower room.



##### EN SUITE SHOWER ROOM/W.C.

5'3" x 2'6" (1.61m x 0.78m)  
Extractor fan, wall mounted wash basin and shower cubicle with electric shower and glass screen, with full tiling.

##### BEDROOM TWO

10'5" x 11'10" (3.2m x 3.62)  
UPVC double glazed window to the front, central heating radiator and fitted storage cupboards.



##### BEDROOM THREE

9'2" x 5'6" (2.81m x 1.68m)  
UPVC double glazed window to the front, central heating radiator and fitted storage cupboard over the bulkhead.

##### BATHROOM/W.C.

6'6" x 5'6" (2.0m x 1.68m)  
Frosted UPVC double glazed window to the rear, chrome heated towel rail, low flush WC, pedestal wash basin with mixer tap and panelled bath with mains fed shower and glass screen, with full tiling.



##### OUTSIDE

To the front, the garden is low maintenance with a block paved and pebbled driveway providing off road parking for three vehicles, leading to the front door and side access with a useful lean-to for storage. To the rear, the garden is tiered with a paved lower patio area, ideal for outdoor dining, and an upper lawn section with space for sheds. The garden is fully enclosed, making it suitable for pets and children, and also benefits from a brick built outbuilding for additional storage.



##### PLEASE NOTE

This property is non-standard (timber framed) construction which may impact a purchaser's 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.