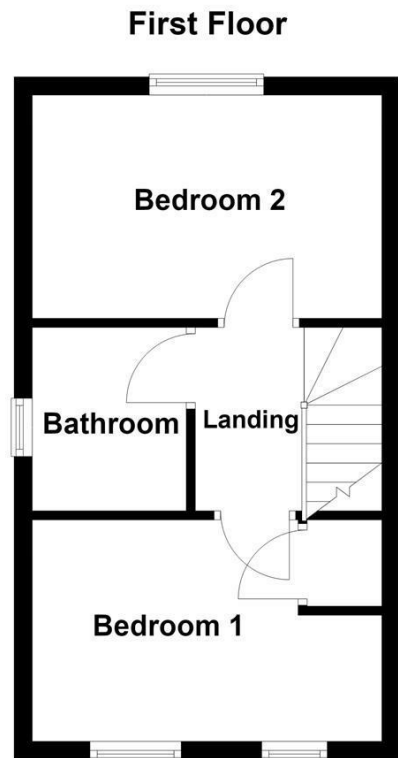
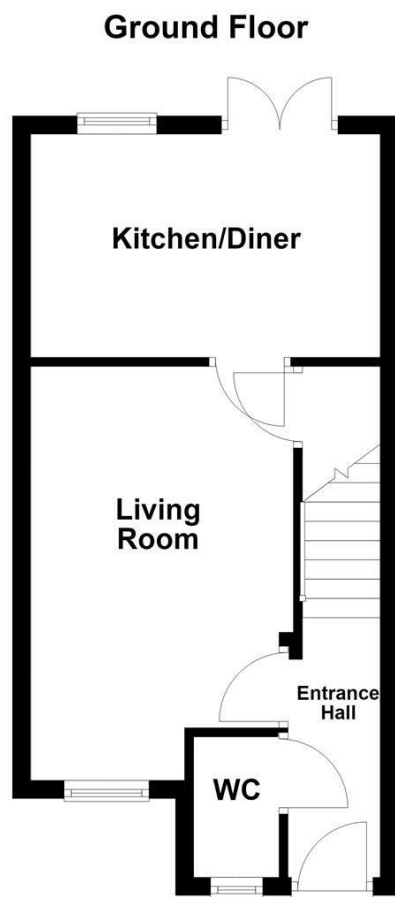


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



1 Sintering Close, Wakefield, WF1 2GU

For Sale Freehold £225,000

Situated on a sought after modern development is this superbly presented two bedroom townhouse. Offering stylish and well proportioned accommodation throughout, the property boasts two generous double bedrooms, a modern kitchen diner, off road parking for two vehicles and an attractive enclosed rear garden, making it an ideal choice for first time buyers, professional couples and small families alike.

The accommodation briefly comprises a welcoming entrance hall with access to the downstairs WC and spacious living room, which features a staircase to the first floor and useful understairs storage. The living room leads through to the modern fitted kitchen diner, which provides direct access onto the rear garden. To the first floor, the landing provides loft access and leads to two well proportioned double bedrooms and the contemporary house bathroom. The principal bedroom also benefits from useful over stairs storage. Externally, a tarmac driveway to the front provides off road parking for two vehicles and benefits from an EV charging point. A paved pathway leads to the entrance door and continues along the side of the property, with a gravelled border and timber gate providing access to the rear. The enclosed rear garden is predominantly laid to lawn and incorporates a paved patio area, ideal for outdoor dining and entertaining.

Snow Hill is a popular and convenient location, particularly well suited to commuters, with a range of local shops, schools and amenities close by and Wakefield city centre within easy reach. Wakefield's railway stations provide excellent connections to Leeds, Manchester and London, whilst the M1 motorway network is only a short drive away.

Beautifully presented and ready to move into, an early viewing is highly recommended to fully appreciate all that this attractive modern home has to offer.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted glazed panel leading into the entrance hall. LVT flooring, staircase provides access to the first floor landing, with a central heating radiator and doors leading into the living room and downstairs W.C.



W.C.
2'11" x 4'11" [0.91m x 1.50m]

Frosted UPVC double glazed window to the front, central heating radiator, wall mounted wash basin with tiled splashback and low flush W.C.

LIVING ROOM
9'4" x 15'1" [2.85m x 4.60m]

UPVC double glazed window to the front, central heating radiator, access to an understairs storage cupboard and door leading through to the kitchen diner.



KITCHEN DINER
8'2" x 12'7" [2.50m x 3.86m]

Fitted with a range of modern shaker style wall and base units with quartz work surfaces over, incorporating a stainless steel one and a half bowl inset sink with mixer tap and drainer incorporated within the quartz worktop. Four ring induction hob with partial quartz splashback and stainless steel extractor hood above, integrated double oven, integrated washing machine, integrated slimline dishwasher and integrated fridge freezer. The Ideal combination boiler is also housed within the kitchen. LVT flooring, UPVC double glazed French doors leading to the rear garden, UPVC double glazed window to the rear, inset spotlights and central heating radiator.



FIRST FLOOR LANDING

Providing access to the loft, two bedrooms and the house bathroom.

BEDROOM ONE
8'6" x 12'9" [2.60m x 3.90m]

Two UPVC double glazed windows to the front, central heating radiator and access to a useful storage cupboard.



BEDROOM TWO
8'2" x 12'9" [2.50m x 3.90m]

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



BATHROOM/W.C.
5'6" x 6'3" [1.70m x 1.92m]

Frosted UPVC double glazed window to the side, inset spotlights, extractor fan and chrome ladder style central heating radiator. Fitted with a low flush W.C., pedestal wash basin with mixer tap and

panelled bath with mixer tap, mains fed overhead shower, shower attachment and glass shower screen. Part tiled walls.



OUTSIDE

To the front of the property is a tarmac driveway providing off street parking for two vehicles, together with an EV charging point and pathway leading to the front entrance door. A pathway with pebbled border continues down the side of the property through a timber gate to the rear. The rear garden is mainly laid to lawn and incorporates a paved patio area, ideal for outdoor dining and entertaining.



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.

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.