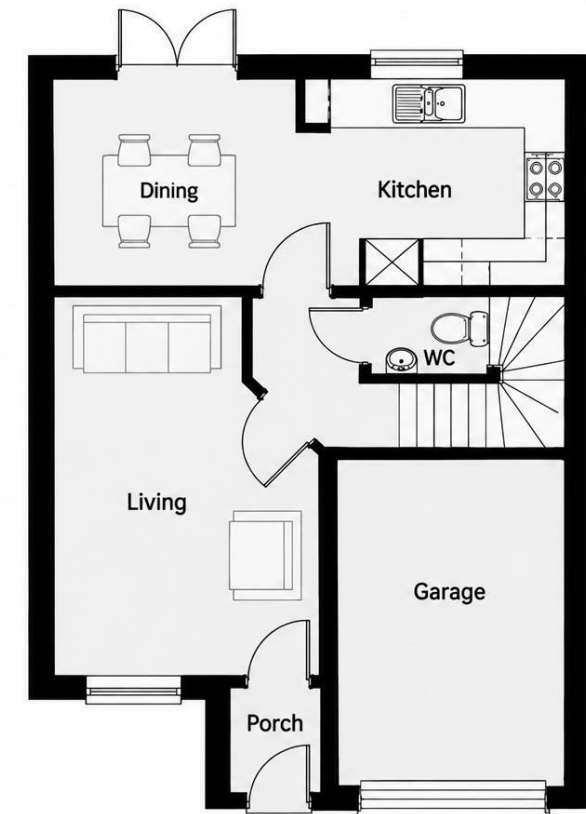
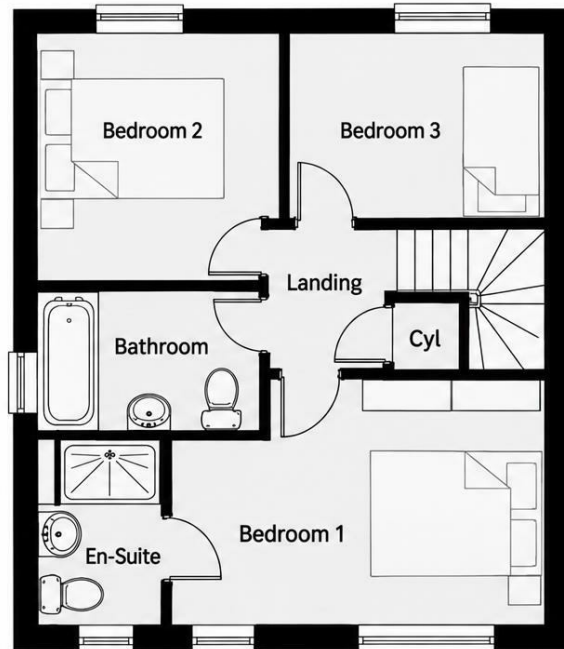
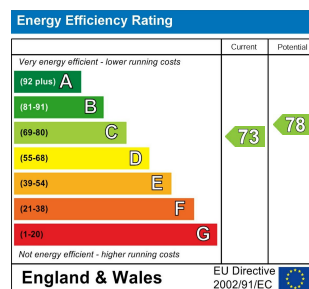




Ground Floor



First Floor



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.



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01924 260 022

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01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



56 The Rowans, Robin Hood, Wakefield, WF3 3FA

For Sale Freehold £280,000

Nestled within a modern development in the popular Robin Hood area is this well appointed three bedroom semi detached family home, offering spacious and versatile accommodation throughout. Benefitting from ample off road parking and an enclosed low maintenance rear garden, the property is ideally suited to growing families.

The accommodation briefly comprises an entrance porch leading into a well proportioned living room. An inner hallway provides access to the staircase leading to the first floor, the kitchen, a versatile office/playroom and a downstairs WC. To the rear is a modern dining kitchen with French doors opening onto the garden, creating an ideal space for everyday family living and entertaining. To the first floor are three good sized bedrooms, with the principal bedroom benefitting from en suite shower facilities, together with a separate family bathroom. Externally, a driveway to the front provides ample off road parking. To the rear is an enclosed low maintenance garden featuring a patio area, artificial lawn and a large timber storage shed.

The property is conveniently positioned for a range of local amenities, shops and schools, together with excellent transport links to surrounding areas.

Offered for sale with no onward chain and vacant possession, this attractive home presents an excellent opportunity for buyers looking for a ready to move into family property. An early viewing is highly recommended to fully appreciate all that this home has to offer.



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ACCOMMODATION

ENTRANCE PORCH

LIVING ROOM



KITCHEN DINER

INNER HALLWAY

OFFICE/PLAYROOM

W.C.

FIRST FLOOR LANDING

BEDROOM ONE



EN SUITE SHOWER ROOM/W.C.



BEDROOM TWO



BEDROOM THREE



BATHROOM/W.C.



OUTSIDE



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.