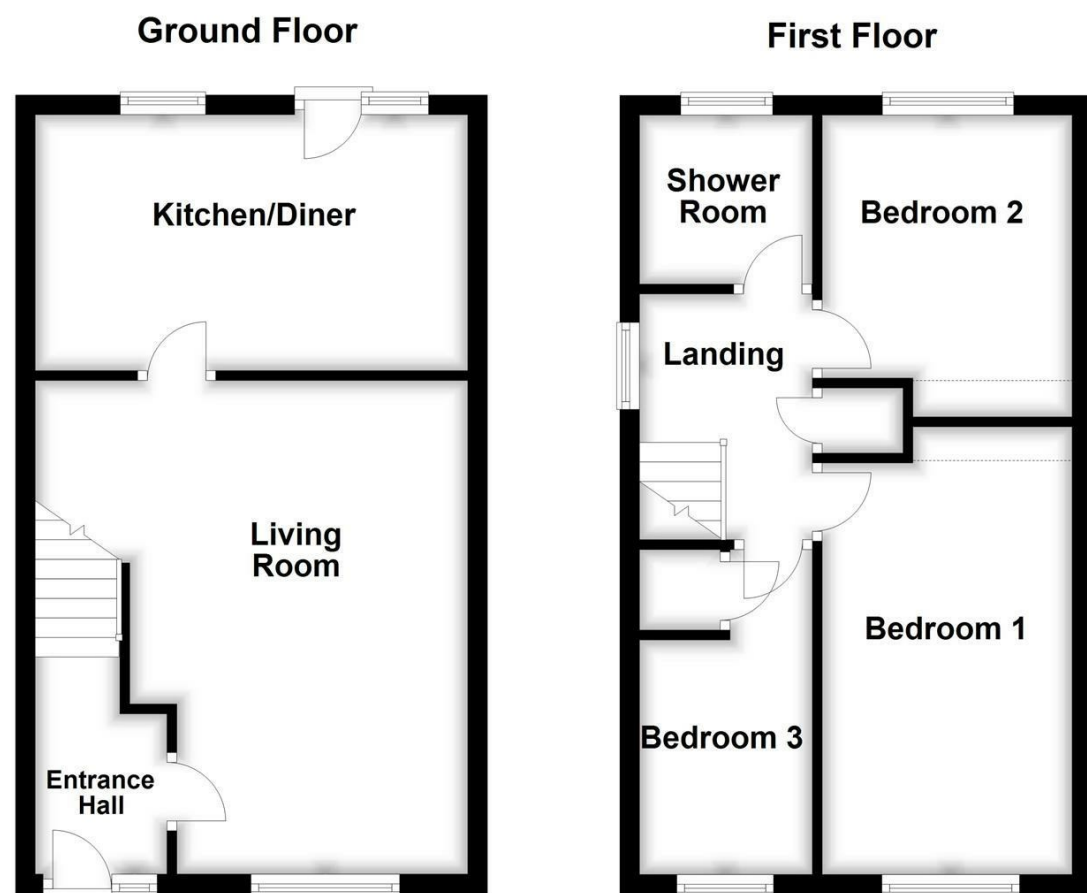




WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



42 Barnstone Vale, Wakefield, WF1 4TP

For Sale Freehold £185,000

Enjoying a pleasant tucked away position is this three bedroom end town house property, well presented throughout the property benefits from a modern fitted shower room and kitchen diner, three good size bedrooms, gardens to the front and rear.

The accommodation briefly comprises of the entrance hall, living room, kitchen diner, first floor landing with access to the loft, three bedrooms and the house shower room/w.c. To the front of the property the garden is laid to lawn with paved pathway. To the rear, the garden is laid to lawn fully enclosed by timber fencing incorporating a paved patio area perfect for outdoor dining and entertain. Separate to the property there is a single end terrace garage with manual up and over door, a tarmac parking space for one vehicle.

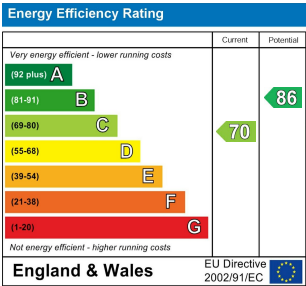
This property would make an ideal purchase for a range of buyers looking in the Wakefield area, it is ideally located close to Wakefield city centre along with Pinderfields Hospital and transport links. Only a full internal inspection will show all that is on offer.

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

Frosted UPVC entrance door, stairs providing access to the first floor landing, central heating radiator, door into the living room.

LIVING ROOM

16'7" x 14'8" max x 9'9" [5.06m x 4.49m max x 2.99m]

UPVC double glazed window to the front, door into the kitchen diner, two central heating radiators, wall mounted glass fronted electric fireplace.



KITCHEN DINER

8'7" x 14'7" [2.63m x 4.47m]

UPVC double glazed window to the rear, spotlights to the

ceiling, central heating radiator, UPVC double glazed door to the rear garden, a range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, integrated oven and four ring gas hob with extractor hood above, laminate splashback throughout, space for a fridge freezer.



FIRST FLOOR LANDING

Access to the loft, UPVC double glazed window to the side, doors to bedrooms, storage cupboard and house shower room/w.c.

SHOWER ROOM/W.C.

5'8" x 5'9" [1.74m x 1.77m]

Spotlights to the ceiling, frosted UPVC double glazed

window to the rear, chrome ladder style central heating radiator, low flush w.c., pedestal wash basin with mixer tap and shower cubicle with mains fed overhead shower and shower head attachment, glass shower screen and fully tiled.



BEDROOM ONE

13'9" x 8'7" [4.21m x 2.64m]

Central heating radiator, UPVC double glazed window to the front, set of fitted wardrobes with sliding doors.



BEDROOM TWO

8'8" x 8'6" [2.66m x 2.61m]

UPVC double glazed window to the rear, central heating radiator, fitted wardrobes with sliding mirrored doors.



BEDROOM THREE

10'11" x 5'10" max x 2'7" min [3.33m x 1.79m max x 0.81m min]

Access to an over stairs storage cupboard, UPVC double glazed window to the front, central heating radiator.

OUTSIDE

To the front the garden itself is laid to lawn, timber fencing to one side and a paved pathway to the front entrance door. For off road parking at the property there is an end terrace garage, which is separate from the property with manual up and over door as well as a tarmac parking space for one vehicle. To the rear, the rear garden is laid to lawn and does incorporate a paved patio area perfect for outdoor dining and entertaining and is fully enclosed by timber fencing.



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.