Richard Kendall
Estate Agent

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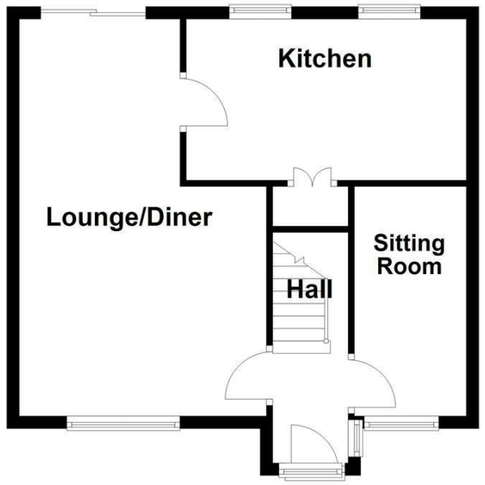
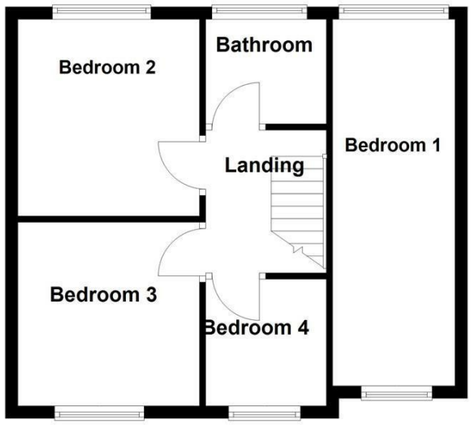
Ground Floor



First Floor



5A Knoll Park, East Ardsley, Wakefield, WF3 2AU

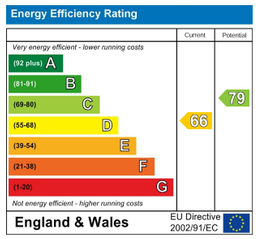
For Sale Freehold Offers Over £275,000

Ideally situated in East Ardsley, providing excellent access to the motorway network, is this well presented and extended four bedroom semi detached family home, benefitting from recently upgraded kitchen and bathroom, driveway parking, enclosed gardens and spacious accommodation throughout.

The accommodation briefly comprises an entrance hall leading into a comfortable living room, which flows through to the kitchen and a further sitting room, creating versatile reception space. To the first floor, the landing provides access to four bedrooms and a modern family bathroom. Externally, the property benefits from driveway parking to the front, while to the rear there is a low maintenance garden incorporating lawned and patio seating areas, with new decking and balustrade, along with additional space for outdoor use.

The property is ideally located for a range of local amenities including shops and schools, and is particularly well positioned for commuters with excellent access to the M1 and M62 motorway networks.

Presented in ready to move into condition, this property would make a fantastic family home and an early viewing is highly recommended.



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.

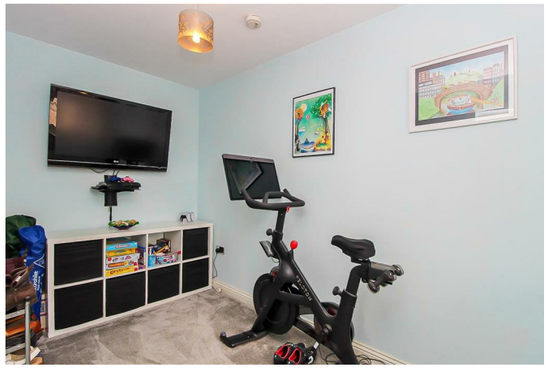
ACCOMMODATION

ENTRANCE HALLWAY
A composite front entrance door into an extended hallway, providing access to the lounge and sitting room.

LOUNGE/DINER
21'7" x 13'0" (6.58m x 3.97m)
UPVC double glazed window to the front, sliding patio doors to the rear garden, two central heating radiators, wood flooring and a feature gas fireplace with limestone surround. Space for dining table and chairs with door through to the kitchen.

KITCHEN
14'8" x 8'7" (4.49m x 2.62m)
Fitted with a modern range of wall and base units with laminate worktops, inset sink and drainer with mixer tap, integrated gas hob, oven and cooker hood with tiled splashback. Space for washing machine and fridge freezer, spotlights to the ceiling, understairs storage cupboard and central heating radiator. UPVC double glazed windows to the rear.

SITTING ROOM
11'11" x 6'4" (3.64m x 1.94m)
UPVC double glazed window to the front and central heating radiator. Suitable for use as a home office or additional bedroom.



FIRST FLOOR LANDING
Radiator, loft access, doors to four bedrooms and bathroom/w.c.

BEDROOM ONE
19'3" x 6'4" (5.87m x 1.95m)
Dual aspect UPVC double glazed windows to the front and rear, central heating radiator, loft access and spotlights to the ceiling.

BEDROOM TWO
10'4" x 9'7" (3.16m x 2.93m)
UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE
10'2" x 9'6" (3.12m x 2.92m)
UPVC double glazed window to the front and central heating radiator.

BEDROOM FOUR
6'7" x 6'3" (2.03m x 1.91m)
UPVC window to the front.

HOUSE BATHROOM/W.C.
6'3" x 5'6" (1.92m x 1.69m)
Fitted with a modern three piece suite comprising panel bath with shower over and glass screen, vanity wash basin with mixer tap and WC. Ladder style radiator, fully tiled walls and frosted UPVC double glazed window to the rear.

OUTSIDE
Externally, to the front there is a low maintenance garden providing off road parking for at least two vehicles. To the rear, there is an enclosed garden with lawn, decked seating area, paved patio and space for a garden shed.

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.