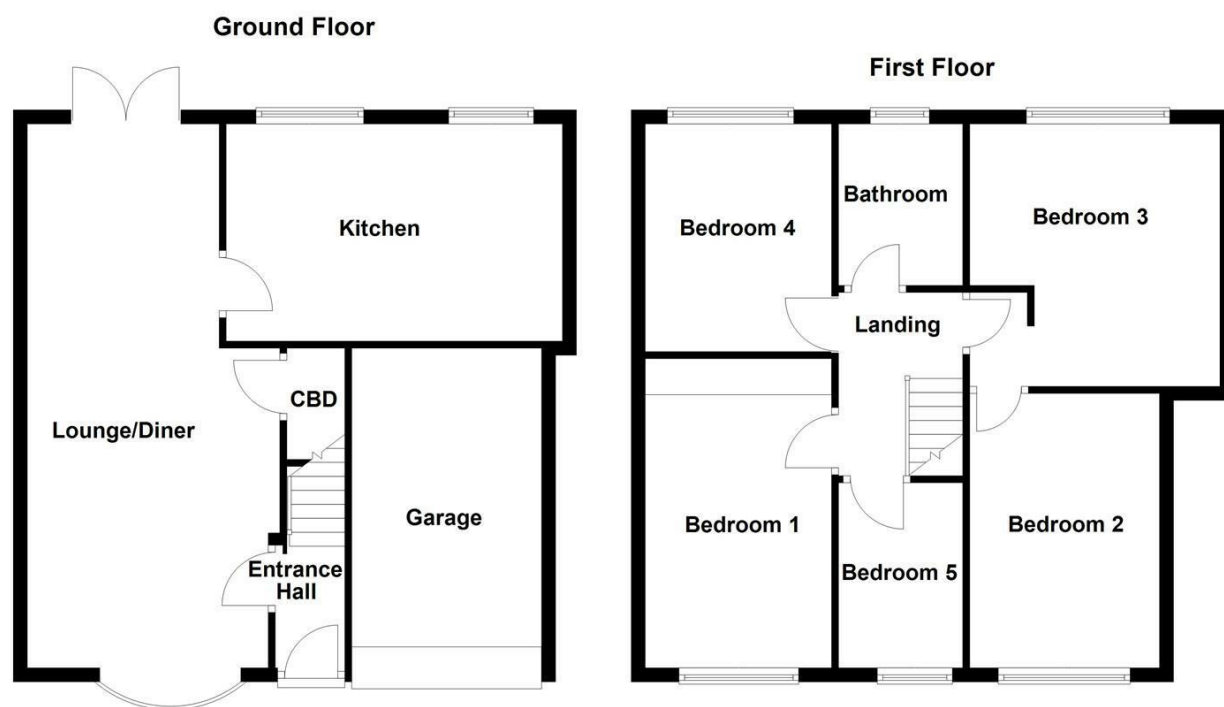




WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



27 Top Orchard, Ryhill, Wakefield, WF4 2AZ

For Sale Freehold £260,000

Situated at the head of a cul-de-sac is this spacious and extended five bedroom semi detached property benefitting from off road parking with integral garage and good sized enclosed rear garden.

The property briefly comprises of the entrance hall, spacious lounge/diner and kitchen. The first floor landing leads to five bedrooms (four doubles) and house bathroom. Outside to the front is a gated driveway leading to the single garage and lawned garden. To the rear is an enclosed lawned garden with paved patio area and store unit.

The property is well placed to local amenities including shops and schools with local bus routes nearby.

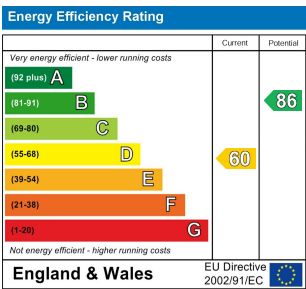
An ideal home for the growing family offering further potential to put their own stamp on and only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.

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 HALL

Composite front entrance door, central heating radiator, staircase leading to the first floor landing and door to the lounge/diner.

LOUNGE/DINER

11'10" [max] x 7'7" [min] x 25'4" [3.63m [max] x 2.32m [min] x 7.73m] Coving to the ceiling, two ceiling roses, UPVC double glazed window overlooking the front aspect, two central heating radiators, a set of UVPC double glazed French doors to the rear garden, understairs storage cupboard and door to the extended kitchen.



KITCHEN

15'7" x 10'1" [max] x 9'4" [min] [4.77m x 3.09m [max] x 2.86m [min]] Range of wall and base units with laminate work surface over and tiled splash back, 1 1/2 stainless steel sink and drainer with mixer tap, built in wine rack, plumbing for a washing machine, large Range cooker with five ring gas hob and griddle pit. Space for a fridge/freezer, extractor fan, breakfast bar and UPVC double glazed windows overlooking the rear aspect.



FIRST FLOOR LANDING

Loft access, doors to five bedrooms and the house bathroom.

BEDROOM ONE

8'11" x 12'7" [2.74m x 3.86m] Fitted wardrobes, UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator.



BEDROOM TWO

12'10" x 8'11" [3.93m x 2.73m] UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM THREE

12'3" x 8'3" [min] x 11'7" [max] [3.74m x 2.53m [min] x 3.54m [max]] UPVC double glazed window overlooking the rear elevation, central heating radiator and central heating radiator.

BEDROOM FOUR

10'11" x 8'11" [3.33m x 2.72m] UPVC double glazed window overlooking the rear elevation and central heating radiator.

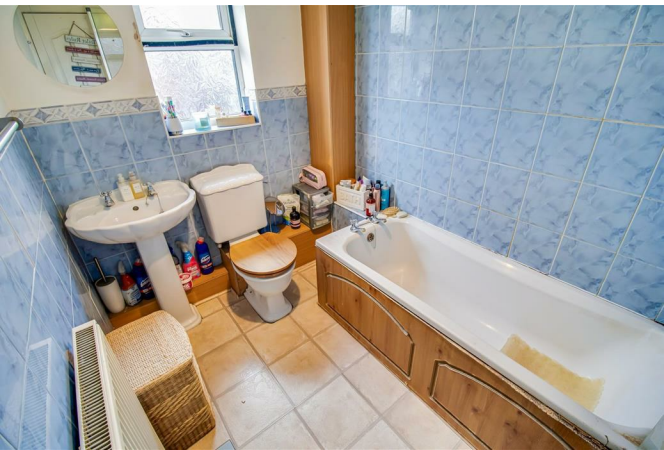


BEDROOM FIVE

8'7" x 5'10" [2.64m x 1.78m] UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.

7'8" x 5'10" [2.34m x 1.79m] Three piece suite comprising panelled bath with electric shower over, low flush w.c. and pedestal wash basin. Central heating radiator, UPVC double glazed frosted window overlooking the rear elevation and laminate tiled floor.



OUTSIDE

To the front of the property is a gated driveway leading to the integral single garage with manual up and over door and pleasant lawned garden. To the rear is an attractive lawned garden with paved patio area and store unit, surrounded by timber fencing and stone walls.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"It's a great place to raise a family good local amenities. Local to Winterset country park and Nostell Priory country walks".

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.