Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Total area: approx. 129.2 sq. metres (1391.0 sq. feet)



2 Hammerton Farm Avenue, Ryhill, Wakefield, WF4 2QZ

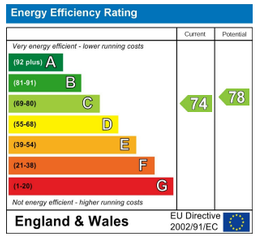
For Sale Freehold Offers Over £300,000

Situated on this attractive modern development is this well presented four bedroom detached family home, offering spacious accommodation, two reception rooms, a modern fitted kitchen, ample off road parking and an enclosed landscaped rear garden. The property also benefits from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall, living room with feature archway leading through to the separate dining room, modern fitted kitchen, utility room and downstairs W.C. A spacious conservatory, accessed from the dining room, completes the ground floor accommodation. To the first floor, the landing provides access to four well proportioned bedrooms and the modern three piece house bathroom. The principal bedroom benefits from fitted wardrobes and its own en suite shower room. Outside, a block paved driveway provides off road parking and leads to the integral single garage, which features an electric roller door, power and lighting. Wrought iron gates provide access to an attractive lawned front garden with established borders. Double wrought iron gates open onto a further block paved driveway to the side, providing additional off road parking. A timber gate from the main driveway leads down the opposite side of the property to the enclosed rear garden. The rear garden features a paved patio area and an attractive L-shaped lawn which wraps around the conservatory. A further paved seating area can be found towards the rear, together with planted borders, a glass greenhouse and a large timber shed providing useful garden storage. The garden is fully enclosed by timber fencing and benefits from external power, lighting and a water supply.

The property is within walking distance of local amenities and schools in the Ryehill area. The M1 and M62 motorway networks are approximately a 15-minute drive away, making the property ideally placed for those travelling further afield while still enjoying a pleasant village location.

Only a full internal inspection will reveal everything this quality family home has to offer 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 HALL
A composite front entrance door leads into the entrance hall, with a door providing access to the living room and a staircase with handrail leading to the first floor landing. The hallway also features coving to the ceiling, a central heating radiator and laminate flooring.

LIVING ROOM
13'4" x 13'4" (max) x 12'0" (min) (4.08m x 4.07m (max) x 3.66m (min))
Featuring coving to the ceiling, a central heating radiator and a walk-in bay window with UPVC double glazed windows overlooking the front aspect. There is an electric fire set on a marble hearth with matching interior and wooden decorative surround. A feature archway leads through to the dining room, while two doors provide access to the understairs storage cupboard and modern fitted kitchen. The room also benefits from Karndean flooring.



DINING ROOM
9'0" x 8'0" (2.75m x 2.45m)
Featuring Karndean flooring, coving to the ceiling, a central heating radiator and UPVC double glazed French doors leading into the conservatory.



CONSERVATORY
16'1" x 11'5" (4.92m x 3.50m)
Of UPVC double glazed construction with windows to three sides and UPVC double glazed French doors leading out to the rear garden. The conservatory also features a fully tiled floor, two central heating radiators, power and lighting.

KITCHEN
9'0" x 11'10" (2.75m x 3.63m)
Fitted with a range of high gloss wall and base units with laminate work surfaces over and glass splashbacks. There is a 1 1/2 bowl ceramic sink and drainer with swan neck mixer tap, together with a range cooker featuring a five-ring gas hob, glass splashback and extractor hood above. The American style fridge freezer and range cooker are included within the sale. There is also plumbing and drainage for a full-sized dishwasher beneath the work surface. A UPVC double glazed window overlooks the rear garden. Further features include non-slip vinyl flooring, downlights beneath the wall units, inset spotlights to the ceiling and a door leading into the separate utility room.

UTILITY ROOM
4'11" x 5'7" (1.50m x 1.71m)
Featuring plumbing and drainage for a washing machine beneath a laminate work surface, with further space for a tumble dryer. There is a composite stable-style door leading to the side of the property, a central heating radiator, non-slip vinyl flooring, extractor fan and a door providing access to the downstairs W.C.

DOWNSTAIRS W.C.
3'2" x 4'11" (0.98m x 1.50m)
Fitted with a low flush W.C. and wall mounted wash basin with twin taps and tiled splashback. The room also features non slip vinyl flooring, a chrome ladder style radiator, extractor fan, wall-mounted mirror and frosted UPVC double glazed window overlooking the rear aspect.

FIRST FLOOR LANDING
Providing loft access and doors leading to all four bedrooms, the house bathroom and a useful storage cupboard with fixed shelving.

BEDROOM ONE
11'3" x 13'3" (max) x 10'5" (min) (3.43m x 4.05m (max) x 3.19m (min))
Featuring a UPVC double glazed window overlooking the front elevation, central heating radiator and a range of fitted wardrobes to one wall. A door provides access to the en suite shower room.



EN SUITE SHOWER ROOM
5'1" x 5'9" (1.55m x 1.77m)
Fitted with a three piece suite comprising an enclosed shower cubicle with bi-folding glass doors and mixer shower, low flush W.C. and pedestal wash basin with twin taps and tiled splashback. The shower area features fully laminated wall panelling. Further features include a chrome ladder-style radiator, frosted UPVC double glazed window overlooking the front elevation, inset spotlights, extractor fan and Karndean flooring.

BEDROOM TWO
8'6" x 14'5" (max) x 13'3" (min) (2.61m x 4.41m (max) x 4.06m (min))
Featuring two UPVC double glazed windows creating a dual aspect over the front and side elevations, together with a central heating radiator.



BEDROOM THREE
11'4" x 10'1" (max) x 9'5" (min) (3.47m x 3.08m (max) x 2.89m (min))
Featuring a UPVC double glazed window overlooking the rear elevation and a central heating radiator.

BEDROOM FOUR
8'6" x 8'2" (max) x 6'1" (min) (2.60m x 2.50m (max) x 1.87m (min))
Featuring a UPVC double glazed window overlooking the rear elevation, central heating radiator and engineered oak flooring.

BATHROOM
6'2" x 6'9" (1.89m x 2.08m)
Fitted with a three piece suite comprising a panelled bath with mixer tap, wash basin with mixer tap set within a high gloss vanity unit and low flush W.C. Further features include partially tiled walls, a frosted UPVC double glazed window overlooking the rear elevation, chrome ladder-style radiator, Karndean flooring and extractor fan.



OUTSIDE
To the front, a block paved driveway leads to the integral single garage, which features an electric roller door, power, lighting and a side entrance door. Cast iron gates provide access to the front entrance, which benefits from a recessed covered porch with a tiled roof. There is also an attractive lawned garden with planted borders. Double cast iron gates open onto a further block paved driveway to the side, providing additional off road parking for two vehicles. Cast iron railings form the boundary, while two outside lights are positioned to the front. A timber gate provides access down the side of the property, passing the utility room door and a covered side entrance porch with tiled roof. A paved pathway, outside lighting and a further timber gate lead into the rear garden. The enclosed rear garden features a paved patio area with raised railway sleeper borders, an attractive L-shaped lawn, planted borders and a further paved seating area overlooking the garden.

There is also a greenhouse, paved pathway wrapping around the conservatory and a large timber shed providing useful garden storage.

The garden is enclosed by solid stone walling and timber panelled fencing. It also benefits from a double external power socket, water supply and a wall-mounted outside light.



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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.