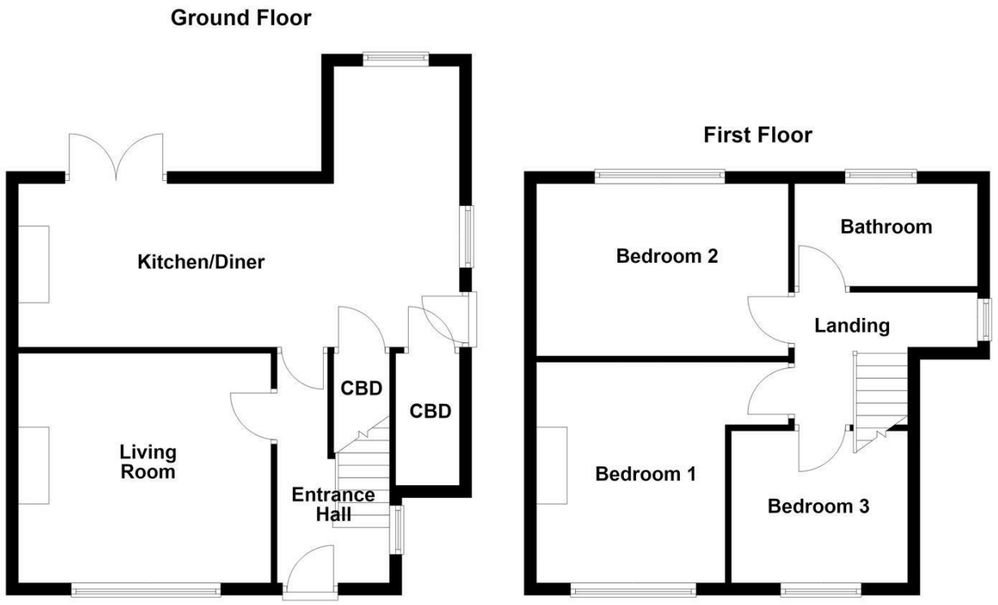
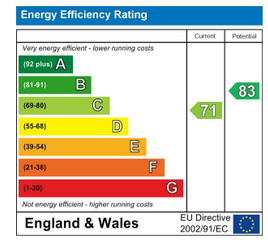






IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

49 Mountbatten Crescent, Wakefield, WF1 3EN

For Sale Freehold £245,000

A fantastic opportunity to purchase this beautifully presented three bedroom semi detached home, renovated to a high standard throughout and offering stylish, well proportioned accommodation together with generous off road parking and an impressive rear garden.

The accommodation briefly comprises an entrance hall leading into a spacious living room with feature multi fuel cast iron stove, together with a modern fitted kitchen diner incorporating a breakfast bar, integrated appliances, excellent storage and French doors opening directly onto the rear garden. To the first floor are three well proportioned bedrooms and a contemporary three piece house bathroom. Externally, to the front is a low maintenance paved garden with planted borders and a driveway providing ample off road parking, continuing through double cast iron gates to the side of the property. To the rear is a superb two-tier composite decked patio with glass balustrading, ideal for alfresco dining and entertaining, overlooking a generous lawned garden with wildlife pond, mature planting, greenhouse, timber patio and allotment style growing beds.

The property is well placed for local amenities and schools, with regular bus services providing access towards Wakefield city centre. The M1 and M62 motorway networks are also within easy reach for those travelling further afield.

Offered for sale with no chain, only a full internal inspection will truly reveal the quality, space and outdoor setting this impressive home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door leading into the entrance hall. UPVC double glazed window overlooking the side aspect, laminate flooring and central heating radiator. Staircase with handrail providing access to the first floor landing. Two doors provide access into the living room and kitchen diner.

LIVING ROOM

13'6" x 11'11" (4.13m x 3.64m)

UPVC double glazed window overlooking the front aspect. Central heating radiator and coving to the ceiling. Feature multi fuel cast iron stove set on a slate flagged hearth with solid oak mantle above.



KITCHEN DINER

23'8" x 15'0" (7.23 x 4.58)

Fitted with a range of high gloss wall and base units with laminate work surfaces over and matching upstands. Single bowl sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine, integrated full size CDA dishwasher, integrated Zanussi oven and grill and four ring induction hob. Display cabinets with frosted glazed fronts and glass shelving with under cabinet lighting. Breakfast bar providing seating for three. Two UPVC double glazed windows overlooking the side and rear aspects. Central heating radiator and laminate flooring. UPVC double glazed French doors opening onto the composite decked patio. Fixed shelving and built-in lower cupboards positioned to the side of the chimney breast. Two timber doors provide access into useful storage cupboards, one beneath the stairs with power and a further large storage cupboard with laminate work surface, power and lighting, currently utilised to house a large fridge freezer.



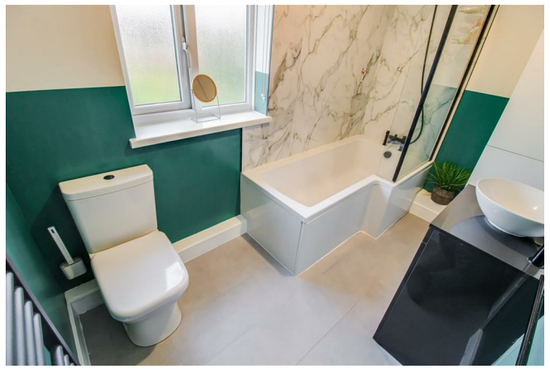
FIRST FLOOR LANDING

Loft access, coving to the ceiling and UPVC double glazed window overlooking the side elevation. Four doors provide access to three bedrooms and the modern house bathroom.

HOUSE BATHROOM

9'7" x 5'6" (2.93m x 1.70m)

Fitted with a modern three piece suite comprising L-shaped panelled bath with matching glazed shower screen, mixer tap and wall mounted shower attachment with black fittings. Circular wash basin with mixer tap set within high gloss vanity storage and low flush W.C. Black ladder style heated towel radiator, laminate flooring and frosted UPVC double glazed window overlooking the rear elevation. Useful storage cupboard housing the combination boiler.



BEDROOM TWO

13'6" x 9'2" (4.14m x 2.81m)

UPVC double glazed window overlooking the rear elevation. Central heating radiator and coving to the ceiling.



BEDROOM ONE

13'7" x 11'10" (4.16 x 3.62)

UPVC double glazed window overlooking the front elevation. Central heating radiator and coving to the ceiling.



BEDROOM THREE

9'4" x 8'2" (2.86m x 2.51m)

UPVC double glazed window overlooking the front elevation. Central heating radiator and coving to the ceiling.



OUTSIDE

To the front is a concrete driveway providing ample off road parking, continuing into a paved driveway along the side. There is also a paved front garden with low maintenance pebbled edging and planted borders to three sides. A covered timber porch with tiled roof sits above the front entrance door. Double cast iron gates provide access to the side of the property. To the rear is a two-tier composite decked patio with glass balustrading, creating an excellent space for outdoor dining and entertaining while overlooking the garden. Steps lead down to a larger than average lawned rear garden with a wildlife pond and planted borders. A further timber patio sits towards the rear with a glass greenhouse. There are also four allotment style planting beds, two of which are edged with substantial railway sleepers. The garden also includes apple, pear and cherry trees. The rear garden is enclosed by timber panel 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.