



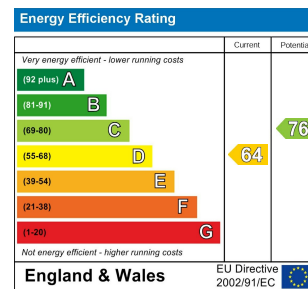
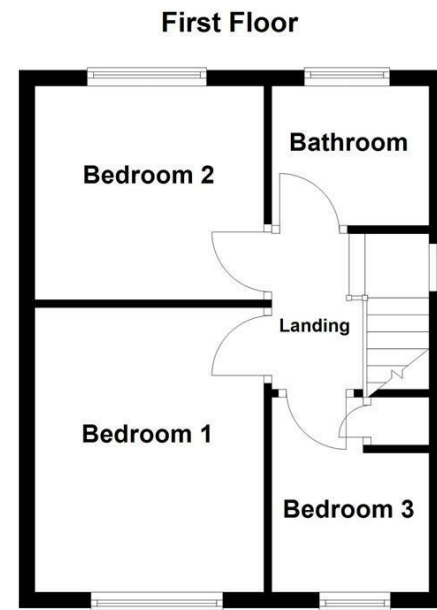
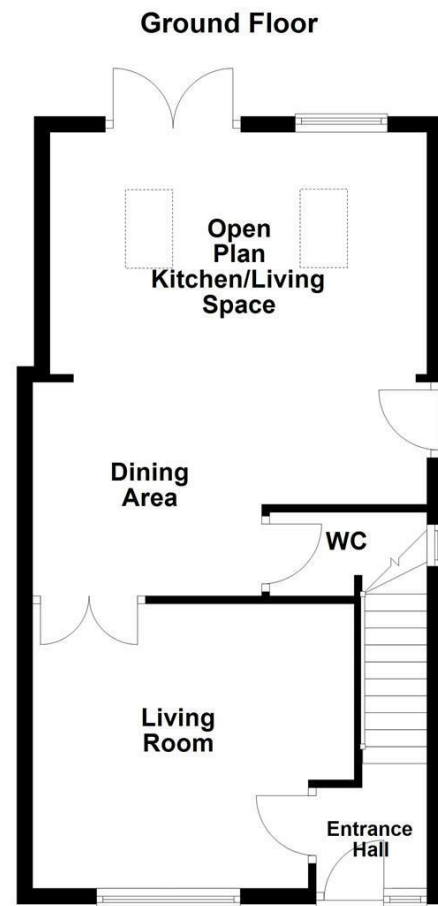
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**IMPORTANT NOTE TO PURCHASERS**

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.



**7 Queens Drive, Carlton, Wakefield, WF3 3RQ**

**For Sale Freehold Offers Over £280,000**

Situated in the sought after village of Carlton, ideally positioned between Leeds and Wakefield, is this superbly presented three bedroom semi detached home. Offering well proportioned accommodation throughout, together with ample reception space, off road parking and an attractive enclosed rear garden, this property is not to be missed.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the living room, which leads through to the dining area. The dining area provides access to a downstairs WC, side entrance and an open plan kitchen living space, which in turn leads out to the rear garden. To the first floor, the landing provides loft access and doors leading to three bedrooms and the house bathroom. Bedroom three benefits from an overstairs storage cupboard. Externally, the front of the property features a combination of slate, pebbled and concrete driveway, providing off road parking for several vehicles and extending down the side of the property. The rear garden is mainly laid to lawn and incorporates decked and paved patio areas, ideal for outdoor dining and entertaining, along with a timber canopy. There is also a converted garage providing useful storage, with two access doors. The garden is fully enclosed by timber fencing, making it suitable for both pets and children.

Carlton is a popular location for a wide range of buyers including first time purchasers, growing families and professional couples. Local shops, schools and well regarded public houses are close by, with a broader range of amenities available in nearby Wakefield and Leeds. Regular bus routes serve the area, and train stations in neighbouring areas such as Outwood and Leeds provide excellent connections to major cities such as London. The M1 motorway is also easily accessible for those commuting further afield.

Only a full internal inspection will reveal all that this well presented home has to offer. Early viewing is highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

A frosted UPVC double glazed front door leads into the entrance hall, with central heating radiator, staircase to the first floor landing and access through to the living room.

### LIVING ROOM

11'10" [max] x 13'4" [max] x 11'6" [3.63m [max] x 4.07m [max] x 3.53m]

UPVC double glazed window to the front with built in shutters, central heating radiator, fitted media unit with storage and double doors leading through to the dining area.



### DINING AREA

8'11" x 16'6" [max] x 9'8" [min] [2.72m x 5.05m [max] x 2.95m [min]]

Inset spotlights, central heating radiator, frosted UPVC door to the side, door to the downstairs WC and open access into the kitchen living space.

### W.C.

4'7" x 6'6" [1.40m x 2.00m]

Frosted UPVC double glazed window to the side, chrome heated towel radiator, low flush WC and ceramic wash basin set within a vanity unit with tiled splashback and inset spotlights.

### OPEN PLAN KITCHEN/LIVING

15'8" x 10'0" [4.80m x 3.07m]

UPVC double glazed window and French doors to the rear, two Velux skylights, column radiator and multi fuel burning stove with stone hearth and brick surround. The kitchen is fitted with modern gloss wall and base units, work surfaces, 1.5 sink and drainer with mixer tap, central island with breakfast bar and five ring gas hob with extractor above. Integrated double oven and microwave, freezer, dishwasher and wine cooler, with space and plumbing for a washing machine. Inset spotlights throughout.



### FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side with shutters and doors to three bedrooms and the house bathroom.

### BEDROOM ONE

12'1" x 9'10" [3.70m x 3.00m]

UPVC double glazed window to the front with built in shutters and central heating radiator.



### BEDROOM TWO

9'8" x 9'10" [2.97m x 3.00m]

UPVC double glazed window to the rear and central heating radiator.



### BEDROOM THREE

8'1" [max] x 6'5" [min] x 3'1" [2.48m [max] x 1.98m [min] x 0.96m]

UPVC double glazed window to the front, central heating radiator, storage cupboard and bulkhead style bed with storage beneath.



### HOUSE BATHROOM/W.C.

6'3" x 5'9" [1.91m x 1.77m]

Frosted UPVC double glazed window to the rear, chrome heated

towel radiator, low flush WC, wash basin within a vanity unit and P-shaped bath with mixer tap, shower attachment and electric shower over. Inset spotlights and extractor fan.



### OUTSIDE

Externally, the front garden is low maintenance with planted beds and a concrete driveway extending down the side of the property, providing off road parking for several vehicles. The rear garden is mainly laid to lawn with a paved patio area and timber canopy, ideal for outdoor dining and entertaining. There is also access to a converted garage providing useful storage space, with the garden fully enclosed by timber fencing.



### 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.

### 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.