



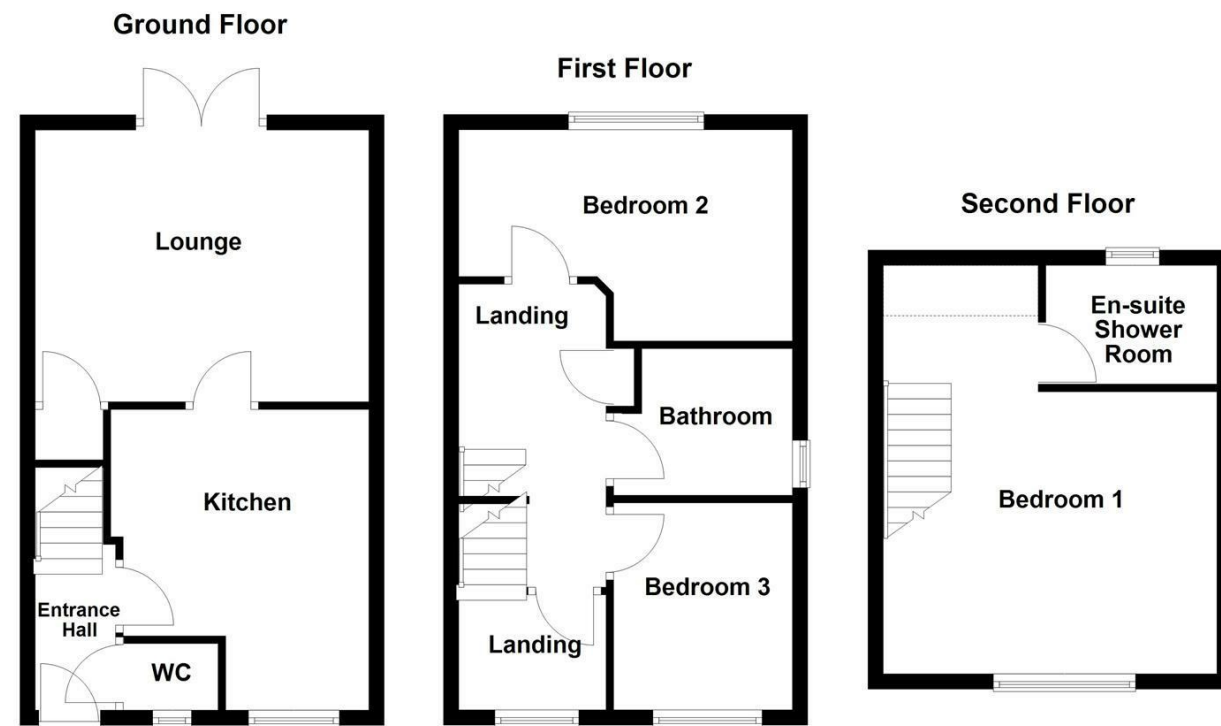
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## 6 Yarn Crescent, Wakefield, WF2 8FR

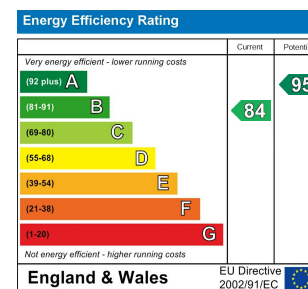
For Sale Freehold £250,000

Deceptive from the roadside is this well appointed and spacious three bedroom semi detached home, offering accommodation arranged over three levels and benefitting from off road parking and an enclosed rear garden.

The property benefits from UPVC double glazing and gas central heating and briefly comprises an entrance hall, a downstairs WC, a modern kitchen diner and a living room. To the first floor, the landing provides access to two bedrooms and the house bathroom, along with a further area which could be utilised as a study, with stairs leading to the principal bedroom on the second floor, complete with a modern en suite shower room. Externally, there is a driveway to the front providing off road parking for two vehicles. To the rear, the garden incorporates a paved patio area, ideal for outdoor seating, along with a raised lawned section.

The property is well placed for a range of local amenities including shops, schools and public transport links, with convenient access to the motorway network.

Offered for sale with no onward chain, this is an ideal home for a growing family. Early viewing is highly recommended to fully appreciate the accommodation on offer.



### 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.

### 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



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## ACCOMMODATION

### ENTRANCE HALL

Entrance door leading into the hallway with staircase to the first floor landing and doors to the downstairs W.C. and kitchen diner.

### W.C.

4'5" x 3'1" [1.35m x 0.96m]

Fitted with a low flush W.C. and pedestal wash basin, radiator and frosted UPVC double glazed window to the front.

### KITCHEN DINER

11'6" x 13'5" [3.51m x 4.09m]

Fitted with a range of modern wall and base units with work surfaces over incorporating a stainless steel sink and drainer, four ring gas hob with stainless steel splashback and extractor above, integrated oven and grill, space for fridge freezer and plumbing for a washing machine. Wood effect flooring, radiator and UPVC double glazed window to the front.



### LOUNGE

11'8" x 14'8" [3.58m x 4.48m]

Radiator, UPVC double glazed French doors to the rear garden and access to understairs storage.



### FIRST FLOOR LANDING

Doors leading to bedrooms two and three, house bathroom and storage cupboard, with further landing area leading to bedroom one.

### BEDROOM TWO

8'7" x 14'8" [2.64m x 4.48m]

UPVC double glazed window to the rear and radiator.

### BEDROOM THREE

9'4" x 8'0" [2.87m x 2.44m]

UPVC double glazed window to the front and radiator.



### BATHROOM/W.C.

8'1" x 6'8" [2.47m x 2.04m]

Fitted with a three piece suite comprising panel bath, pedestal wash basin and low flush W.C., tiled splashback, radiator, wood effect flooring and frosted UPVC double glazed window to the side.



### SECOND FLOOR LANDING

Additional landing space suitable for a study area with stairs leading to bedroom one.

### BEDROOM ONE

19'5" x 14'8" [5.94m x 4.48m]

UPVC double glazed window to the front, radiator and door to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

7'9" x 5'2" [2.38m x 1.58m]

Fitted with a three piece suite comprising shower cubicle with mixer shower, wash basin and low flush W.C., radiator, wood effect flooring, access to eaves storage and UPVC double glazed window to the rear.

### OUTSIDE

To the front, a driveway providing off road parking for two vehicles. To the rear, a stone flagged patio seating area leading to a raised lawned garden.



### 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.