



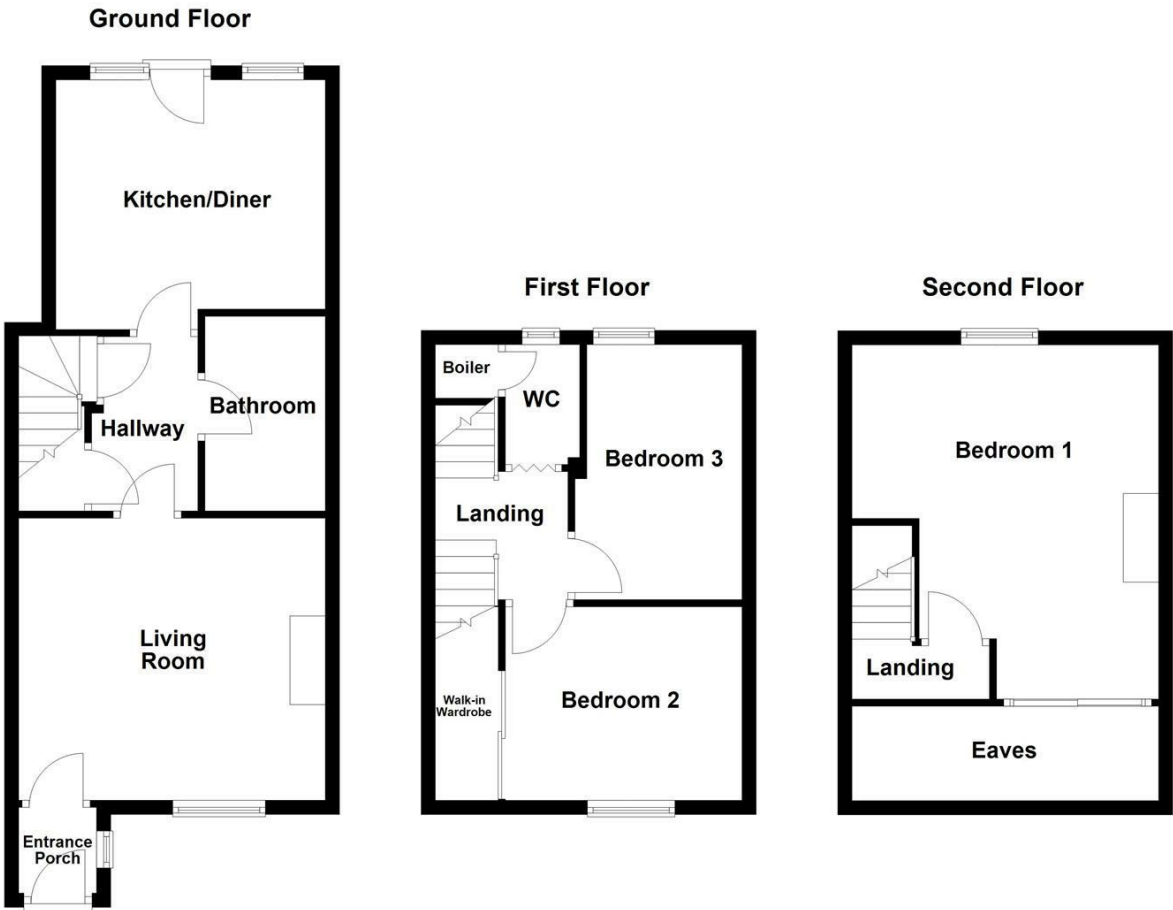
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

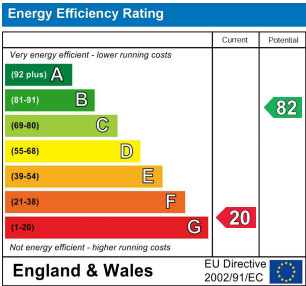


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 41 Low Moor Lane, Woolley, Wakefield, WF4 2LJ

### For Sale Freehold £245,000

**\*\*NO UPPER CHAIN\*\*** Nestled within the picturesque setting of Woolley is this well presented three bedroom mid terraced property, offering spacious accommodation arranged over three floors, generous reception space and a large rear garden ideal for outdoor entertaining.

The accommodation briefly comprises an entrance porch leading into the living room, which in turn provides access to an inner hallway with understairs storage, staircase to the first floor, and access to the ground floor bathroom and kitchen diner. The kitchen diner opens onto the rear garden. To the first floor, the landing provides access to two bedrooms, a separate WC which houses the Ideal combination boiler, and a further staircase leading to the second floor. One of the bedrooms on this level benefits from a walk in wardrobe with mirrored sliding doors. The second floor hosts the principal bedroom, which is the largest of the three and benefits from useful eaves storage. Externally, the front garden is low maintenance, mainly pebbled with steps leading to the entrance and enclosed by walling and fencing. To the rear, there is a generous lawned garden incorporating a paved patio area, ideal for outdoor dining, along with planted beds, mature shrubs, a summer house and timber shed. The garden is fully enclosed and offers a pleasant outdoor space.

Woolley is an ideal location for those seeking a semi rural lifestyle, while still being within easy reach of local amenities. Nearby towns including Wakefield and Barnsley offer a wide range of shops, schools, restaurants and leisure facilities. The area is well served by local bus routes, and both Wakefield and Barnsley provide train stations with links to Leeds, Manchester and London. The M1 motorway is also only a short drive away, offering excellent connectivity for commuters.

This property would make an ideal purchase for first time buyers, growing families or professional couples. Offered to the market with no upper chain, only a full internal inspection will fully appreciate all that this home has to offer. Early viewing is highly recommended.



#### ACCOMMODATION

##### ENTRANCE PORCH

3'11" x 3'8" [1.21m x 1.12m]

Frosted and stained glass UPVC double glazed door leading in, UPVC double glazed window to the side, tiled flooring and timber door through to the living room.

##### LIVING ROOM

13'1" x 14'2" [4.00m x 4.33m]

UPVC double glazed window to the front, central heating radiator, laminate flooring, ceiling rose and media wall style chimney breast with wall mounted electric fireplace, with door leading to the inner hallway.



##### INNER HALLWAY

8'2" x 4'10" [2.50m x 1.49m]

Central heating radiator, staircase to the first floor, understairs storage and doors leading to the bathroom and kitchen diner.

##### BATHROOM/W.C.

8'0" x 5'6" [2.46m x 1.70m]

Fitted with a low flush W.C., pedestal wash basin and panel bath with electric shower and glass screen, with full tiling, spotlights and central heating radiator.



##### KITCHEN/DINER

11'7" x 11'8" [3.55m x 3.56]

Frosted UPVC double glazed door and two UPVC double glazed windows to the rear, central heating radiator, partial loft access and fitted with a range of wall and base units with laminate work surfaces, stainless steel 1.5 sink and drainer with mixer tap, tiled

splashback and space for cooker, washing machine and fridge freezer.



##### FIRST FLOOR LANDING

5'6" x 6'1" [1.70m x 1.87m]

Access to the second floor and doors leading to bedroom two, bedroom three and W.C.

##### BEDROOM TWO

9'6" x 10'11" [2.90m x 3.33m]

UPVC double glazed window to the front, central heating radiator, laminate flooring and fitted walk in wardrobe with sliding mirrored doors.



##### WALK IN WARDROBE

3'3" x 9'0" [1.00m x 2.76m]

Fitted rails and storage space.

##### BEDROOM THREE

11'10" x 8'3" [3.62m x 2.53m]

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

##### W.C.

2'9" x 5'5" [0.85m x 1.66m]

Frosted UPVC double glazed window to the rear, low flush W.C., pedestal wash basin with tiled splashback and access to airing cupboard housing the combi boiler.

##### SECOND FLOOR LANDING

5'8" x 2'4" [1.74m x 0.72m]

Door leading through to bedroom one.

##### BEDROOM ONE

16'4" x 14'2" [5.00m x 4.32m]

UPVC double glazed window to the rear, exposed beams, laminate flooring, central heating radiator, spotlights and access to storage space [4.32m x 1.25m].



##### OUTSIDE

To the front, a low maintenance pebbled garden with steps to the entrance, enclosed by wall and timber fencing with on street parking available. To the rear, a longer than average garden incorporating lawn, planted borders, paved patio area and timber shed and summer house, enclosed by fencing. With shared gated access to the rear.



##### 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.