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

21 Cardigan Terrace, East Ardsley, Wakefield, WF3 2BP

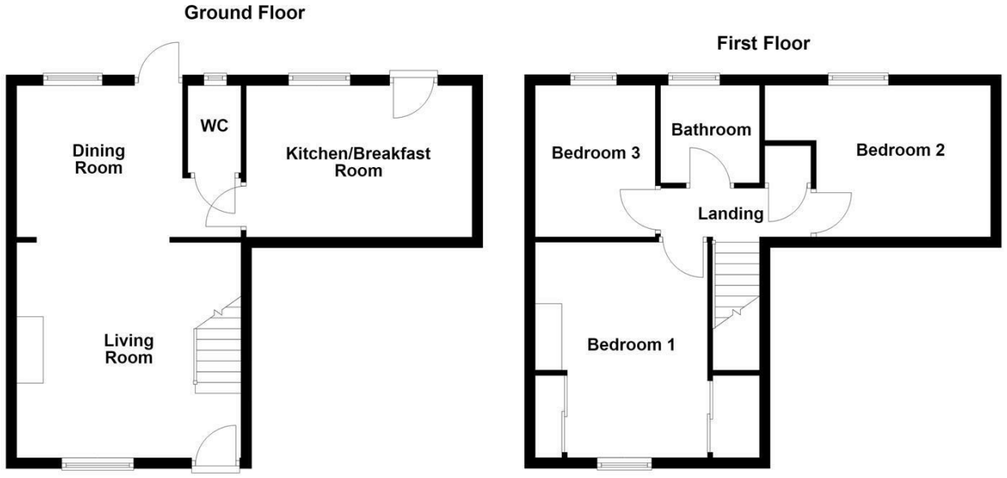
For Sale Freehold £185,000

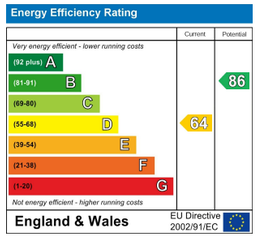
Situated in the popular East Ardsley area of Wakefield is this deceptively spacious three bedroom mid terrace property. Offering well proportioned accommodation throughout, including generous reception space and a larger than average rear garden for this style of property, this appealing home is certainly not one to be missed.

The accommodation briefly comprises a living room with staircase leading to the first floor and access through to the dining room. The dining room in turn leads to the rear of the property, where there is a downstairs W.C. and kitchen breakfast room, with the kitchen also providing access to the rear garden. To the first floor are three well proportioned bedrooms and the house bathroom. The landing also provides access to the loft and a useful storage cupboard. Externally, to the front is on street parking, whilst to the rear is a low maintenance garden incorporating a paved patio area, ideal for outdoor dining and entertaining, together with planted borders. The garden is fully enclosed by walling and timber fencing, making it suitable for both children and pets, with a timber gate providing rear access.

East Ardsley is a popular location for a range of buyers, including first time buyers, professional couples and small families. Local shops, schools and everyday amenities are all within easy reach, with a wider range of facilities available in Wakefield city centre. Regular bus services operate nearby, while Wakefield benefits from two mainline railway stations offering connections to Leeds, Manchester and London. The property is also conveniently positioned between Wakefield and Leeds, making it an excellent choice for commuters. The M1 and M62 motorway networks are only a short drive away, providing convenient access for those travelling further afield. East Ardsley Reservoir is also close by and offers attractive surroundings for those who enjoy scenic walks and outdoor recreation.

Only a full internal inspection will truly reveal everything this spacious home has to offer. An early viewing is highly recommended to avoid disappointment.





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

LIVING ROOM
13'2" x 13'10" (max) x 9'4" (min) (4.02m x 4.22m (max) x 2.85m (min))
UPVC front entrance door leading into the living room. UPVC double glazed window overlooking the front elevation, opening through to the dining room, staircase providing access to the first floor landing and column central heating radiator.

DINING ROOM
9'4" x 13'9" (max) x 10'2" (min) (2.85m x 4.20m (max) x 3.12m (min))
UPVC double glazed window overlooking the rear elevation and UPVC double glazed door providing access to the rear garden. Central heating radiator, decorative wall panelling and doors providing access to the downstairs W.C. and kitchen breakfast room.

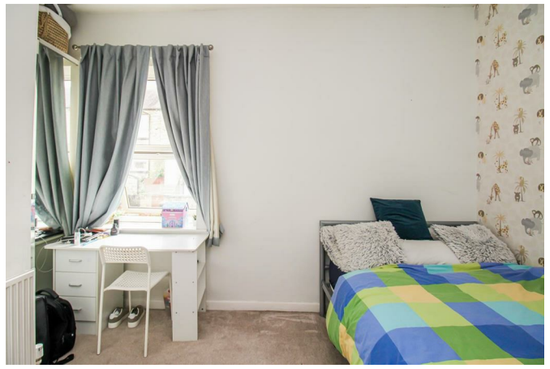
DOWNSTAIRS W.C.
3'2" x 5'3" (0.98m x 1.62m)
UPVC double glazed window overlooking the rear elevation, chrome ladder style central heating radiator, concealed cistern low flush W.C. and ceramic wash basin set within a floating vanity unit with storage below, mixer tap and tiled splashback.

KITCHEN BREAKFAST ROOM
13'11" x 9'4" (4.25m x 2.85m)
UPVC double glazed window overlooking the rear elevation and frosted UPVC double glazed door providing access to the rear garden. Central heating radiator. The kitchen is fitted with a range of Shaker style wall and base units with laminate work surfaces over, incorporating a composite sink and drainer with mixer tap and tiled splashbacks. Four ring gas hob with extractor hood above, integrated double oven, space for a fridge freezer and space and plumbing for a washing machine.

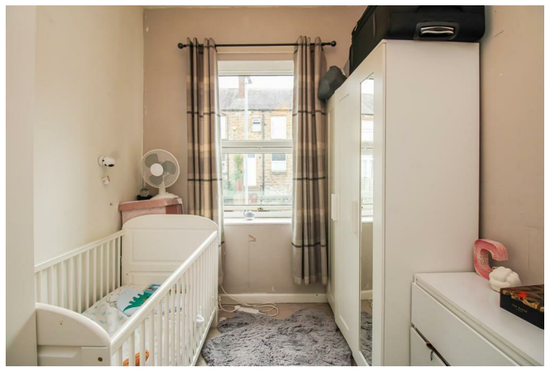
FIRST FLOOR LANDING
Loft access, central heating radiator and doors providing access to bedroom one, bedroom two, bedroom three, the house bathroom and a useful storage cupboard.

BEDROOM ONE
13'2" x 10'9" (max) x 9'6" (min) (4.02m x 3.30m (max) x 2.90m (min))
UPVC double glazed window overlooking the front elevation, central heating radiator and two fitted wardrobes with sliding mirrored doors.

BEDROOM TWO
9'3" x 12'5" (max) x 10'10" (min) (2.83m x 3.80m (max) x 3.32m (min))
UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE
9'4" x 7'5" (2.85m x 2.28m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



BATHROOM
6'1" x 5'11" (1.87m x 1.81m)
Frosted UPVC double glazed window overlooking the rear elevation and chrome ladder style central heating radiator. Fitted with a concealed cistern low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, together with a panelled bath with mains fed overhead shower, separate shower attachment and glazed shower screen. Part tiled walls.

OUTSIDE
To the front of the property is on street parking. To the rear is a larger than average garden for this style of terrace, designed for low maintenance and incorporating a paved patio area, ideal for outdoor dining and entertaining, together with planted borders. The garden is fully enclosed by walling and timber fencing, making it ideal for both children and pets, with a timber gate providing rear access.

COUNCIL TAX BAND
The council tax band for this property is A.

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.