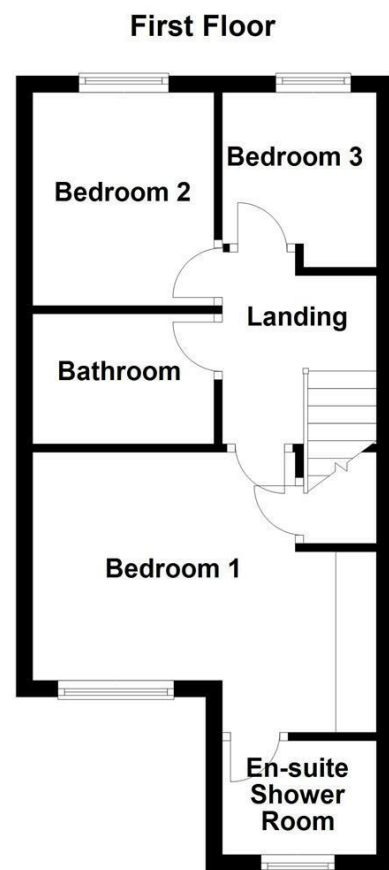
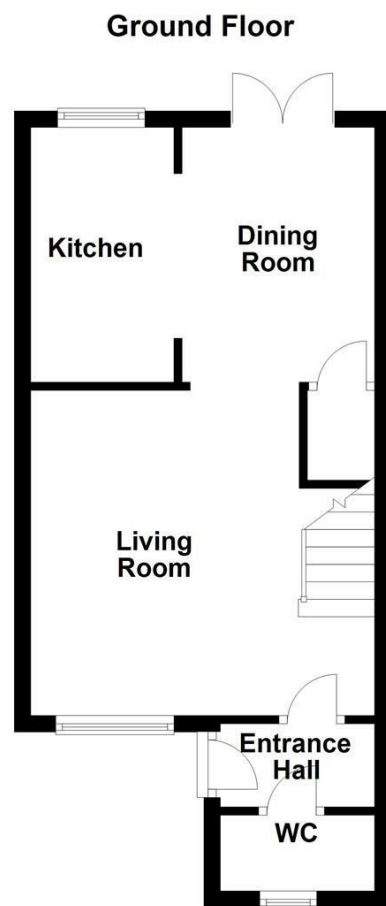


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



1 Delamere Gardens, Wakefield, WF1 4LJ

For Sale Freehold £200,000

This attractive three bedroom mews property is located within a well maintained modern development close to Wakefield city centre, offering excellent access to a wide range of amenities. The location is ideal for commuters, with convenient bus routes and easy motorway links to surrounding towns and cities.

Beautifully presented throughout, the accommodation is arranged over two floors and briefly comprises an entrance hall with downstairs w.c., a light and spacious living room with an archway to the dining room, and a well appointed modern kitchen. To the first floor, there are three bedrooms, including a main bedroom with fitted wardrobes and a stylish en suite shower room, along with a contemporary house bathroom. Externally, the property benefits from a driveway providing ample off-street parking to the front, while the rear enjoys an attractive, enclosed, and low maintenance garden.

This superb home will undoubtedly appeal to first time buyers, young professionals, families, and downsizers alike. Offering modern, ready to move into accommodation, early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

A composite front entrance door opens into the entrance hall, inset spotlights and doors lead to the downstairs w.c. and the living room.

W.C.

3'11" x 5'4" [1.20m x 1.65m]

Fitted with a low flush w.c. and pedestal wash basin with mixer tap. Inset spotlights and a UPVC frosted double glazed window to the front aspect.

LIVING ROOM

12'10" x 13'9" [3.93m x 4.21m]

A bright reception room with a UPVC double glazed window overlooking the front elevation. A central media area and staircase with handrail lead to the first floor landing. A feature archway provides access into the dining room.



DINING ROOM

10'4" x 7'4" [3.17m x 2.24m]

Inset spotlights, UPVC double glazed French doors opening to the rear garden and a door to a spacious understairs storage cupboard. A further archway opens into the kitchen.

KITCHEN

6'1" x 10'4" [1.87m x 3.17m]

A range of wall and base units with laminate worktops and tiled splashbacks. Integrated appliances include an oven, grill and four ring hob with cooker hood over. 1.5 stainless steel sink with mixer tap, space for a tall fridge freezer, plumbing for a washing machine and space for a tumble dryer. A UPVC double glazed window overlooks the rear garden.



FIRST FLOOR LANDING

Loft access, central heating radiator and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

8'8" x 10'4" [2.65m x 3.17m]

A well proportioned bedroom with UPVC double glazed window to the front elevation, two fitted double wardrobes, a door to the airing cupboard and access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'8" x 5'6" [2.05m x 1.68m]

Comprising a three piece suite with an enclosed shower cubicle with glazed door and electric shower, pedestal wash basin with mixer tap, low flush w.c., inset spotlights, extractor fan, shaver socket and a frosted UPVC double glazed window to the front.



BEDROOM TWO

7'4" x 9'1" [2.24m x 2.77m]

UPVC double glazed window overlooking the rear garden and central heating radiator.



BEDROOM THREE

5'8" [min] x 6'10" [max] x 6'2" [1.73m [min] x 2.10m [max] x 1.88m]

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

BATHROOM/W.C.

7'4" x 5'3" [2.24m x 1.61m]

Fitted with a three piece suite including low flush w.c., panelled bath with mixer tap and pedestal wash basin with mixer tap. Part tiled walls, inset spotlights and extractor fan.



OUTSIDE

To the front is a tarmac single driveway providing off road parking, alongside a pleasant lawned garden divided by the driveway. The attractive lawned side garden, enclosed by low brick walls, flows into the private rear garden which features a paved patio seating area outside the French doors, further lawned space and timber fencing with brick wall sections.



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.