



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

ENTRANCE HALL

UPVC double glazed entrance door with frosted panels leading into the entrance hall. There is a UPVC double glazed frosted window overlooking the front aspect, laminate flooring, a staircase with handrail leading to the first floor landing and a central heating radiator with decorative cover. Doors provide access to the living room and downstairs storage cupboard, with a feature archway leading into the open plan kitchen diner.

LIVING ROOM

11'0" x 14'4" [3.37m x 4.39m]

Featuring a ceiling rose, coving to the ceiling and an electric fire set on a marble hearth with matching interior and decorative surround. There is a central heating radiator and a UPVC double glazed box window overlooking the front aspect.



KITCHEN DINER

18'5" x 9'11" [max] x 8'4" [min] [5.62m x 3.03m [max] x 2.56m [min]]

Fitted with a range of high gloss wall and base units with quartz work surfaces over, incorporating a stainless steel sink and drainer with swan-neck mixer tap. Appliances include a five ring Neff induction hob with glass splashback and extractor hood, an integrated Neff oven and grill with integrated Neff microwave above, an integrated fridge and an integrated full-size Neff dishwasher. There is also a built-in wine rack. A

UPVC double glazed window overlooks the rear garden, while UPVC double glazed French doors with an adjoining glazed panel provide direct access outside. There is also a central heating radiator with decorative cover and a door leading into the utility room.

UTILITY ROOM

7'6" x 6'9" [2.29m x 2.08m]

Fitted with a range of base units with laminate work surfaces over, incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap. There is space for a freestanding fridge freezer, plumbing and space for a washing machine and space for a tumble dryer above the work surface. The room also benefits from a central heating radiator, a built in cloaks cupboard with coat hooks, a UPVC double glazed window overlooking the rear garden and a UPVC double glazed door providing access outside.

FIRST FLOOR LANDING

Providing access to four bedrooms and the house bathroom. There is loft access with a folding wooden ladder, a smoke alarm and a useful storage cupboard positioned over the bulkhead of the staircase.

BEDROOM ONE

17'1" x 7'6" [5.22m x 2.31m]

Featuring laminate flooring, coving to the ceiling, a central heating radiator and a UPVC double glazed window overlooking the front elevation. A door provides access to the en suite shower room.



EN SUITE SHOWER ROOM

7'6" x 5'6" [2.31m x 1.68m]

Fitted with a three piece suite comprising a large corner shower enclosure with curved sliding glass doors and electric shower, a low flush WC and a wash basin with mixer tap set within a vanity unit. There is a central heating radiator, partially tiled walls, a frosted UPVC double glazed window overlooking the rear elevation and an extractor fan.



BEDROOM TWO

12'0" x 11'6" [3.66m x 3.53m]

Featuring a fitted double wardrobe with mirrored sliding doors, coving to the ceiling, a ceiling fan, central heating radiator and laminate flooring. A UPVC double glazed window overlooks the front elevation.



BEDROOM THREE

10'10" x 11'7" [max] x 9'4" [min] [3.31m x 3.55m [max] x 2.86m [min]]

With a UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling.



BEDROOM FOUR

6'6" x 6'6" [2.0m x 2.0m]

Featuring laminate flooring, a central heating radiator and a UPVC double glazed window overlooking the front elevation.

BATHROOM

8'9" x 5'4" [2.68m x 1.65m]

Fitted with a three piece suite comprising a panelled bath with mixer taps, a folding glass shower screen and separate mixer shower over, a large wash basin with mixer tap set within a vanity unit and a low flush WC. There are two frosted UPVC double glazed windows overlooking the rear elevation, a central heating radiator and fully tiled walls.



OUTSIDE

To the front, a double-width tarmac driveway provides ample off road parking and leads to the integral single garage, which has a manual up-and-over door. The attractive front garden is mainly laid to lawn with planted borders to two sides. A paved pathway runs along the right hand side of the property, bordered by a low maintenance pebbled area, with a timber gate providing access to the rear garden. The enclosed rear garden features two tiered paved patio areas, ideal for outdoor dining and entertaining. There are two external power sockets, outdoor lighting and a sensor light positioned around the rear of the property. An attractive L-shaped lawn wraps around the side of the property, where there is an additional outdoor power socket, external light and sensor light. A further timber gate provides access to the front.

There is also a paved bin storage area and a timber garden shed. Timber panelled fencing surrounds the garden on all three sides, creating a fully enclosed outdoor space.



COUNCIL TAX BAND

The council tax band for this property is D.

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.