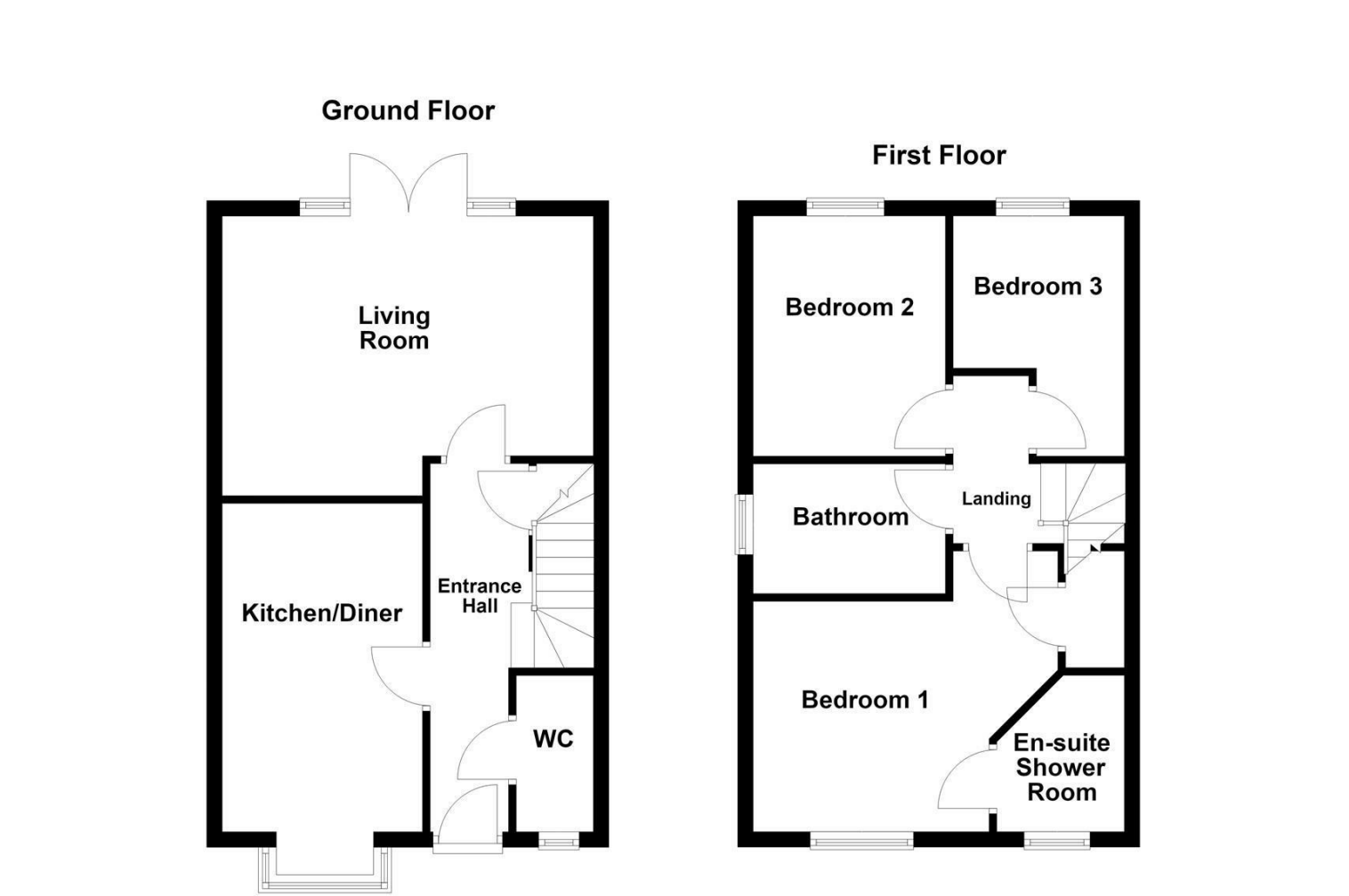


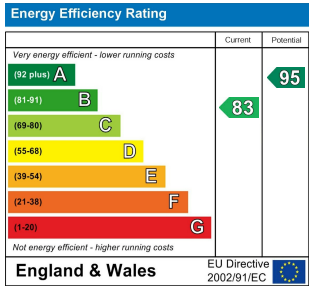


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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01924 899 870

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01977 798 844



18 Park Hill Way, City Fields, Wakefield, WF1 5FS

For Sale Freehold Offers Over £260,000

Situated within a popular modern development on the outskirts of Wakefield city centre is this immaculately presented three bedroom end terrace home. Beautifully maintained and tastefully decorated in neutral tones throughout, the property offers stylish, ready to move into accommodation ideally suited to first time buyers, professional couples and young families alike.

Arranged over two floors, the accommodation comprises a welcoming entrance hall, stylish modern fitted kitchen and a bright and spacious living room providing an attractive setting for both relaxing and entertaining. A convenient downstairs WC completes the ground floor accommodation. To the first floor are three well proportioned bedrooms together with a well appointed family bathroom. Externally, the property benefits from an attractive lawned garden to the front together with off road parking. To the rear is a particularly generous enclosed garden, providing an excellent outdoor space for children, entertaining and relaxation.

Conveniently positioned for a wide range of local shops, schools and everyday amenities, the property is also within easy reach of Wakefield city centre. Excellent transport connections include convenient access to both the M1 and M62 motorway networks, making this an ideal location for those commuting further afield.

Presented to an immaculate standard throughout and requiring no immediate work, this attractive home offers an excellent opportunity for a range of buyers. An early viewing is highly recommended to fully appreciate the presentation, accommodation and generous outdoor space on offer.



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ACCOMMODATION

ENTRANCE HALL

Front facing composite glazed entrance door leading into the entrance hallway. Carpeted staircase providing access to the first floor landing, useful understairs storage cupboard, quality wood effect parquet style flooring and double central heating radiator. The alarm system is also located within the hallway.

W.C.

6'5" x 3'3" [1.98m x 1.01m]
Fitted with a low flush W.C. and pedestal wash hand basin with chrome mixer tap. Chrome heated towel radiator, part tiled walls, wood effect parquet style flooring and front facing frosted UPVC double glazed window.

KITCHEN/DINER

13'10" x 8'6" [4.23m x 2.61m]
Fitted with a stylish range of wall and base units with complementary laminate block work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer. Built-in Bosch electric oven, four ring Bosch gas hob with glass splashback and Bosch extractor hood above. Integrated full size Bosch dishwasher, integrated Bosch washing machine and integrated fridge freezer. Tiled splashbacks, under unit lighting, spotlights to the ceiling, double central heating radiator and front facing UPVC double glazed bay window overlooking the adjoining green space.



LIVING ROOM

15'9" x 11'9" [4.81m x 3.59m]
Rear facing UPVC double glazed French doors with matching windows to either side, opening directly onto the rear garden. Two double central heating radiators, feature wall lights, television point and carpeted flooring.



FIRST FLOOR LANDING

Doors provide access to three bedrooms and the house bathroom. Loft access hatch and double central heating radiator.

BEDROOM ONE

10'0" x 11'7" [3.05m x 3.54m]
Front facing UPVC double glazed window, double central heating radiator and carpeted flooring. Useful built-in wardrobe and access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'5" x 6'7" [1.67m x 2.03m]
Fitted with a low flush W.C., vanity wash hand basin with chrome mixer tap and shower enclosure with mains shower. Tiled flooring, part tiled walls, chrome heated towel radiator, shaver point, spotlights to the ceiling and extractor fan. Front facing frosted UPVC double glazed window.



BEDROOM TWO

8'3" x 9'11" [2.53m x 3.04m]
Rear facing UPVC double glazed window, double central heating radiator, carpeted flooring and built-in wardrobes.



BEDROOM THREE

10'5" x 7'2" [3.19m x 2.19m]
Rear facing UPVC double glazed window, double central heating radiator and carpeted flooring.

BATHROOM/W.C.

8'2" x 5'7" [2.51m x 1.71m]
Fitted with a panelled bath with chrome mixer tap and shower attachment, vanity wash hand basin with chrome mixer tap and low flush W.C. Fully tiled flooring, part tiled walls, chrome heated towel radiator, spotlights to the ceiling and extractor fan. Side facing frosted UPVC double glazed window.



OUTSIDE

To the front is a lawned garden with paved pathway leading to the entrance door, together with a driveway providing off road parking. To the rear is a good sized enclosed garden laid mainly to lawn, with a raised decked seating area and paved patio.



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.