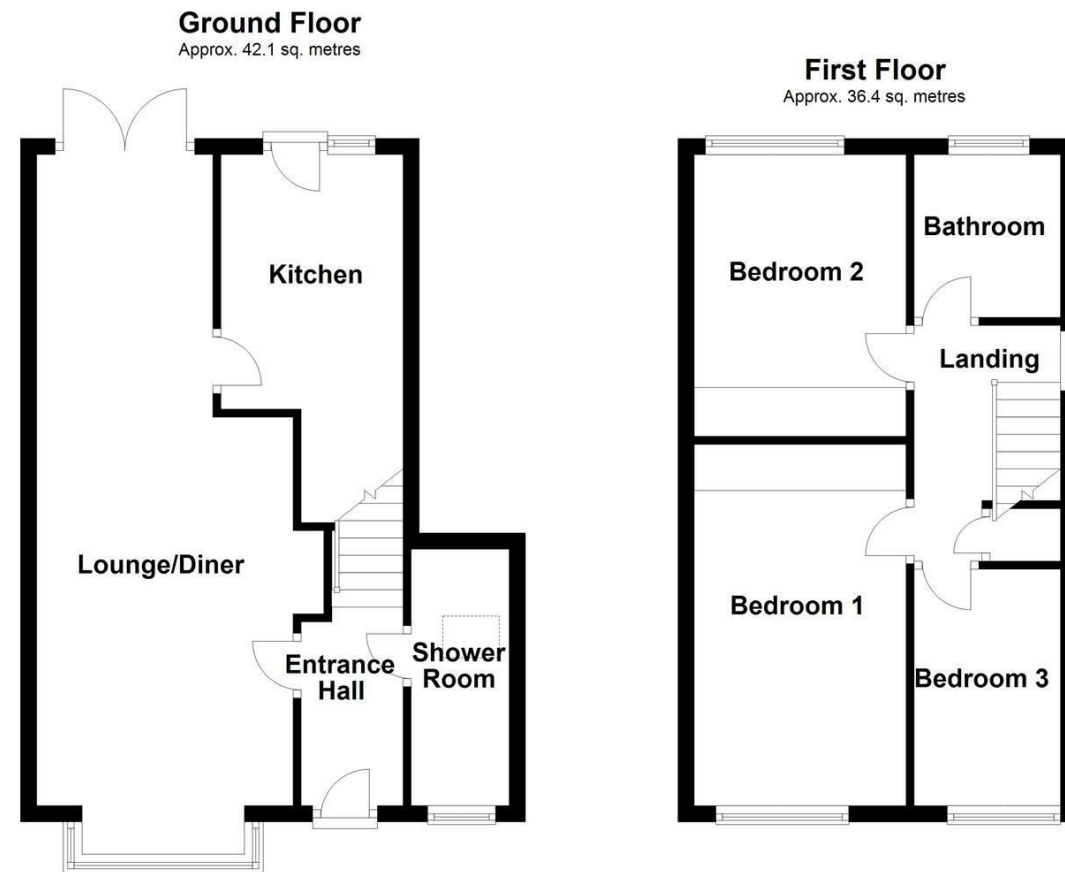


WAKEFIELD | OSSETT | HORBURY
 01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD
 01924 899 870 | 01977 798 844



Total area: approx. 78.5 sq. metres

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



48 Cherry Tree Walk, East Ardsley, Wakefield, WF3 2HS

For Sale Freehold £265,000

Enjoying a pleasant cul de sac position is this attractive and well appointed three bedroom detached family home, offering spacious and well maintained accommodation throughout, together with driveway parking and an enclosed garden.

The accommodation briefly comprises an entrance hall, modern shower room, spacious through lounge diner and a contemporary fitted kitchen. To the first floor, the landing provides access to three well proportioned bedrooms and the house bathroom. Externally, the property benefits from a landscaped garden with decorative brick, pebble, slate and plants. There is a block paved driveway providing ample off road parking. To the rear, there is an enclosed garden incorporating an artificial lawn and paved patio seating area, ideal for outdoor dining and entertaining, along with access to the original detached garage.

Situated within this popular part of East Ardsley, the property is well placed for a range of local amenities including shops and schools. Regular bus routes provide access to Wakefield and Leeds, while the M1 and M62 motorway networks are easily accessible, making it ideal for commuters.

Only a full internal inspection will fully appreciate all that this fantastic home has to offer. An early viewing is highly recommended.



ACCOMMODATION

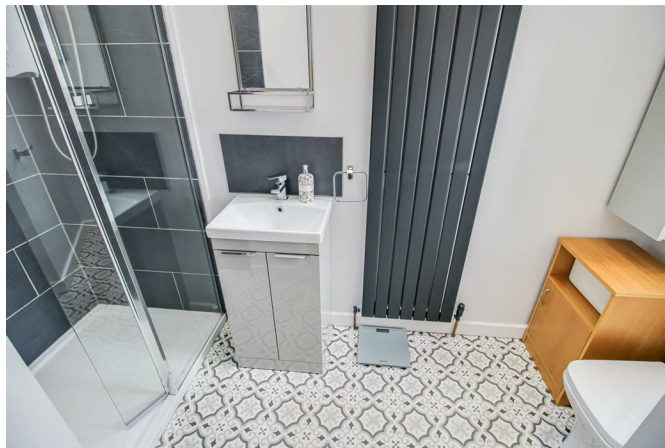
ENTRANCE HALL

Composite front entrance door leading into the entrance hall. The entrance hall has a staircase with double handrail leading to the first floor landing, central heating radiator and two solid wooden doors with glass inserts, one leading into the downstairs shower room and one into the living room.

SHOWER ROOM/W.C.

4'0" x 10'6" [1.22m x 3.21m]

Comprising of a three piece suite with low flush w.c., wash basin with chrome mixer tap, tiled splashback and high gloss vanity units with chrome handles below. There is a shower cubicle with smoked glass shower screen and full tiled walls within the shower itself, wall mounted electric shower unit, extractor fan, inset spotlights to the pitch sloping ceiling, UPVC double glazed Velux window with built in blind and a UPVC double glazed frosted window overlooking the front aspect. Contemporary dark grey wall mounted vertical radiator.



LOUNGE/DINER

11'8" max x 7'1" min x 2'6"5" [3.56m max x 2.18m min x 0.806m]

Solid oak flooring, set of UPVC double glazed French doors leading out to the rear garden and a boxed UPVC double glazed rectangular bow window overlooking the front aspect. Solid wooden door with glass inserts leading into the modern fitted kitchen and two central heating radiators.

KITCHEN

7'4" min x 10'4" max x 14'3" [2.25m min x 3.17m max x 4.36m]

Fitted with a range of wall and base high gloss units with solid wood work surfaces and matching upstands above. Single drainer sink with chrome swan neck mixer tap and glass splashback behind. Integrated oven and grill with four ring gas hob, glass splashback and curved glass cooker hood above. Integrated fridge with separate integrated freezer, plumbing and drainage for a full size washing machine and plumbing for a slimline dishwasher under the counter. Central heating radiator, UPVC double glazed window overlooking the rear aspect and composite door leading out to the rear garden.



FIRST FLOOR LANDING

Loft access, UPVC double glazed window overlooking the side elevation and five doors leading off, three to the bedrooms, one to the house bathroom and one providing access into the boiler cupboard housing the combi condensing boiler with fixed shelving over the bulkhead of the stairs.

BEDROOM ONE

8'7" x 12'8" [2.63m x 3.87m]

Range of fitted wardrobes to one wall providing a wealth of storage. UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO

8'6" x 9'8" [2.61m x 2.96m]

Loft access, UPVC double glazed window overlooking the rear elevation, central heating radiator and a range of fitted wardrobes and fitted drawers to one wall.



BEDROOM THREE

9'7" x 5'11" [2.93m x 1.81m]

UPVC double glazed window overlooking the front elevation and central heating radiator.



BATHROOM/W.C.

6'4" x 5'10" [1.94m x 1.80m]

Comprising of a three piece suite with panel bath, glass shower screen, two taps for the bath and separate mixer shower over with rain shower head and shower attachment. Low flush w.c., pedestal wash basin with mixer tap, fully tiled walls, central heating radiator and UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

To the front of the property there is a double block paved driveway providing off road parking for two vehicles with a low maintenance pebbled front garden and conifer hedges bordering. Within the rear garden there is an L-shaped paved patio area, low maintenance artificial lawned garden and the original single detached garage with manual up and over door and UPVC double glazed frosted window to the side. Timber panel surround fences and decorative brick walls make the garden completely enclosed.



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.