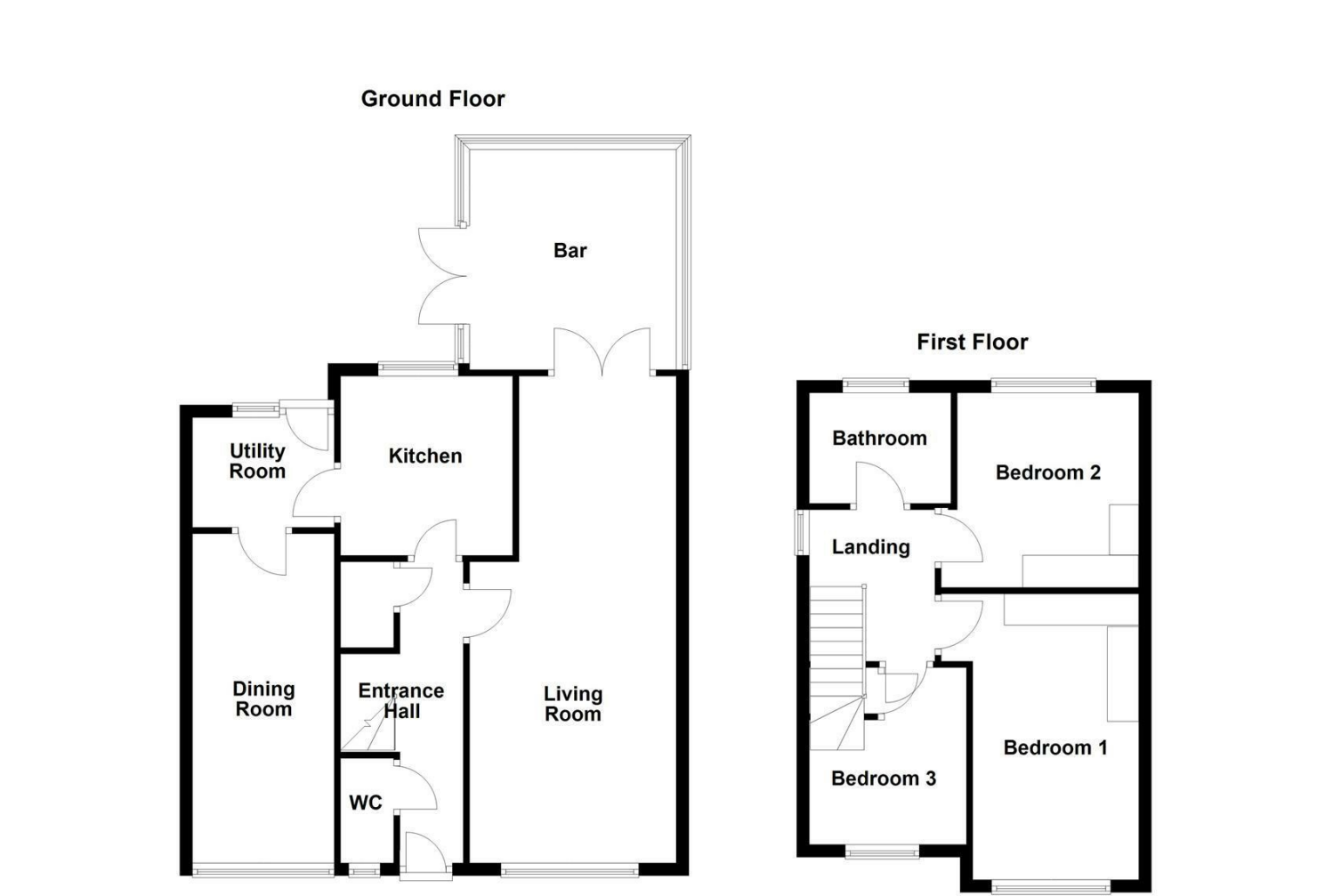


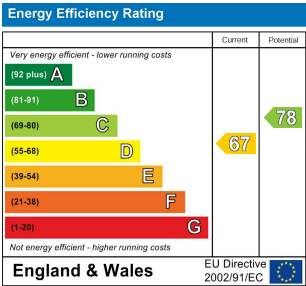


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



24 Airedale Heights, Wakefield, WF2 8YF

For Sale Freehold £320,000

Situated on this modern development and presented to an extremely high standard is this three bedroom detached family home benefitting from dining room extension, gated driveway parking and an attractive enclosed landscaped rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., living room, bar, kitchen with separate utility and dining room. The first floor landing leads to three bedrooms and the house bathroom. Outside to the front is a gated driveway providing off road parking for two vehicles with attractive lawned garden. To the rear is a large paved patio area, perfect for outdoor dining and entertaining with an attractive lawn, fully enclosed by timber fencing.

The property is ideally placed for local amenities and schools and is a short drive to Junction 40 of the M1 motorway for those looking to travel further afield.

This property would make an ideal purchase for the growing family, only a full internal inspection will reveal all that's on offer and an early viewing is highly advised to avoid any disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, laminate flooring, coving to the ceiling, stairs to the first floor landing, central heating radiator with radiator cover, doors to the downstairs w.c., understairs storage cupboard, kitchen and living room.

W.C.

5'9" x 2'10" [1.76m x 0.87m]
Low flush w.c., vanity wash basin with quartz work surface over and mixer tap, laminate flooring, central heating radiator, coving to the ceiling and UPVC double glazed frosted window overlooking the front aspect.

LIVING ROOM

10'7" [max] x 8'2" [min] x 25'8" [3.25m [max] x 2.50m [min] x 7.84m]
Coving to the ceiling, UPVC double glazed window overlooking the front aspect, two central heating radiators and a set of UPVC double glazed French doors to the bar. Electric fire on a marble heath with marble matching interior and wooden decorative surround.



BAR

11'6" x 11'1" [3.53m x 3.38m]
UPVC double glazed windows on three sides, central heating radiator, laminate flooring, pitch sloping ceiling and a set of UPVC double glazed French doors to the rear garden.



KITCHEN

9'4" x 8'9" [2.86m x 2.68m]
Range of modern wall and base units with quartz work surface over, 1 1/2 sink and drainer with swan neck mixer tap, integrated CDA microwave oven, integrated oven with four induction hob and extractor hood. Downlights, laminate flooring, built in TV, UPVC double glazed window overlooking the rear garden and door leading into the utility room.

UTILITY

7'2" x 5'8" [2.19m x 1.75m]
Range of modern wall and base units with quartz work surface over, integrated fridge/freezer, integrated washing machine and matching

cupboard housing the boiler. Cantal heating radiator, downlights, laminate flooring and UPVC double glazed window, door to the dining room and door to the rear aspect.

DINING ROOM

17'3" x 7'4" [5.27m x 2.26m]
Coving to the ceiling, detailed ceiling rose, central heating radiator and UPVC double glazed window overlooking the front aspect.

FIRST FLOOR LANDING

Coving to the ceiling, UPVC double glazed window overlooking the side elevation, loft access and doors to three bedrooms and bathroom.

BATHROOM/W.C.

5'7" x 7'8" [1.71m x 2.35m]
Three piece suite comprising panelled bath with mixer tap and shower attachment, vanity wash basin and concealed cistern low flush w.c. UPVC double glazed frosted window overlooking the rear elevation and central heating radiator.



BEDROOM ONE

15'3" x 9'0" [4.66m x 2.76m]
Fitted wardrobes, coving to the ceiling, UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO

10'2" [max] x 9'5" [min] x 10'2" [3.11m [max] x 2.88m [min] x 3.11m]
Fitted wardrobes, fitted dressing table, fitted drawers, UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.



BEDROOM THREE

9'6" [max] x 6'5" [min] x 8'3" [2.92m [max] x 1.97m [min] x 2.53m]
Coving to the ceiling, UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access to the overstairs storage cupboard.

OUTSIDE

The front of the property is accessed via double gates and a single hand gate onto an attractive lawned garden and driveway providing off road for two vehicles. To the rear is a landscaped rear garden with large paved patio area, perfect for entertaining and dining purposes with an attractive lawned garden and planted borders, enclosed by timber fencing.



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.