



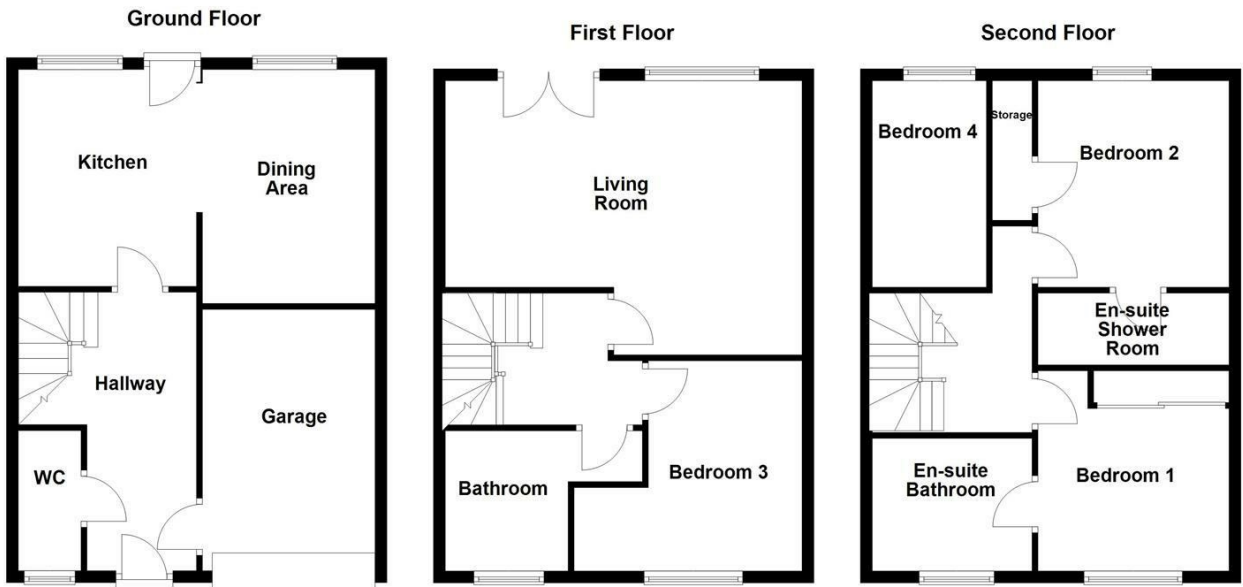
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

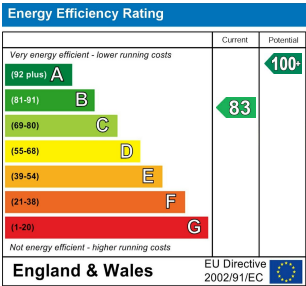


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 21 Meadow Grange, Fitzwilliam, WF9 5FS

### For Sale Freehold £275,000

This spacious semi detached house is located within a sought after modern development in the village of Fitzwilliam. The property benefits from ample reception space, an integral garage and a rear garden.

Arranged over three floors, the accommodation briefly comprises of the entrance hall, guest W.C., integral garage, and a stylish open plan dining kitchen. Stairs to the first floor provide access to a generous lounge, a third bedroom, and the family bathroom. The second floor features three further double bedrooms, two of which benefit from en suite facilities. Externally, the property offers ample off street parking to the front and a good sized, low maintenance enclosed garden to the rear.

Beautifully modernised by the current owners, this home is presented to an exceptional standard and is ready to move into. The village of Fitzwilliam provides a range of local amenities including shops, schools, and excellent transport links, with a railway station offering direct connections to major local centres.





#### ACCOMMODATION

##### ENTRANCE HALL

15'5" x 6'1" [4.7m x 1.87m]  
UPVC double glazed entrance door into the entrance hall. Central heating radiator, stairs to the first floor landing, panelling to the walls. Doors to the garage, open plan dining kitchen and the downstairs W.C..

##### DOWNSTAIRS W.C.

3'5" x 7'6" [1.06m x 2.31m]  
Frosted UPVC double glazed window to the front, part tiling. Two piece suite comprising of a pedestal wash basin with a chrome mixer tap and a low flush W.C..

##### GARAGE

9'8" x 16'4" [2.95m x 4.98m]  
Utility area with worktop and plumbing for a washing machine and tumble dryer, undercounter space for a fridge freezer. Boiler is housed in here as well as there being power and light.

##### OPEN PLAN DINING KITCHEN

11'8" x 9'10" [3.58m x 3.02m]  
UPVC double glazed window to the rear, UPVC double glazed door to the rear, tiled splashbacks, spotlights to the ceiling, quality wood effect flooring, central heating radiator. A range of wall and base units with work surface over, incorporating a 1½ stainless steel sink and draining unit with mixer tap, integrated electric oven with four ring electric hob and extractor hood over, integrated fridge freezer and full size integral dishwasher.

##### DINING AREA

9'1" x 10'9" [2.79m x 3.30m]  
UPVC double glazed window to the rear, central heating radiator.



#### FIRST FLOOR LANDING

Doors to the lounge, bathroom and one of the bedrooms. Stairs to the second floor landing.

##### LOUNGE

15'3" [max] x 20'0" [4.65m [max] x 6.10m]  
UPVC double glazed window to the rear, UPVC double glazed Juliet balcony, two central heating radiators.



#### FAMILY BATHROOM

6'9" x 8'4" [2.07m x 2.55m]  
Frosted UPVC double glazed window to the front, 3 piece suite comprising walk in shower with sliding screen door and mains dual head shower over, pedestal wash basin with chrome mixer tap and low flush WC. There is wood effect vinyl flooring, spotlights to ceiling, chrome heated towel rail, extractor fan and part tiling to the sink and shower areas.

##### BEDROOM THREE

8'10" x 11'5" [2.70m x 3.5m]  
UPVC double glazed window to the front, central heating radiator.

#### SECOND FLOOR LANDING

Doors to bedrooms, one, two and four. Access to a partially boarded loft.

##### BEDROOM ONE

12'0" x 12'5" [max] [3.66m x 3.80m [max] ]  
UPVC double glazed window to the front, central heating radiator, fitted wardrobes, door to the en suite bathroom.



#### EN SUITE BATHROOM

8'5" x 7'1" [2.57m x 2.17m]  
Frosted UPVC double glazed window to the front, chrome heated towel rail, spotlights to the ceiling, extractor fan. Comprising of a panel bath with dual head mains shower over, low flush W.C., Jack and Jill vanity unit with two circular ceramic sinks with chrome swan neck waterfall taps over and useful storage underneath.



#### BEDROOM TWO

9'4" x 11'6" [2.86m x 3.51m]  
UPVC double glazed window to the rear, double central heating radiator and useful inbuilt storage cupboard with rails.



#### EN SUITE SHOWER ROOM

3'2" x 9'4" [0.99m x 2.86m]  
Chrome heated towel rail and spotlights to the ceiling. Comprising a low flush W.C., pedestal wash basin and shower with tiled splashbacks and electric shower inset.

#### BEDROOM FOUR

9'10" x 8'2" [3.0m x 2.5m]  
UPVC double glazed window, central heating radiator.

#### OUTSIDE

To the front of the property there is a tarmac driveway with gravelled borders. To the rear of

the property there is a good size enclosed and low maintenance garden, boasting paved patio seating areas, raised beds, gravelled areas, a range of mature shrubs, timber covered seating area and fence boundaries.



#### 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 Pontefract office and they will be pleased to arrange a suitable appointment.