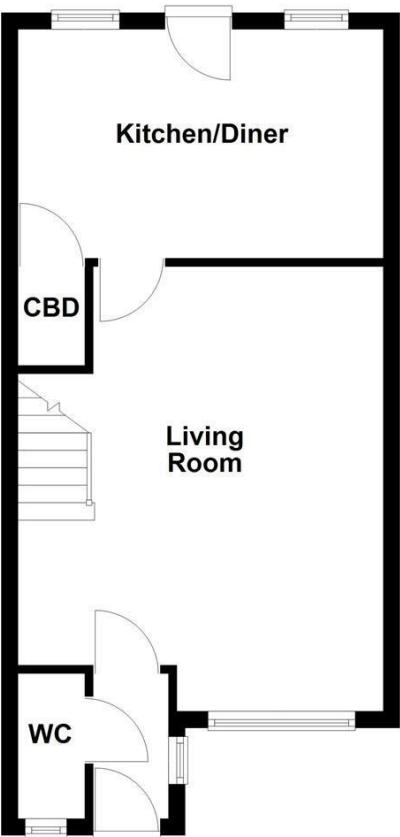
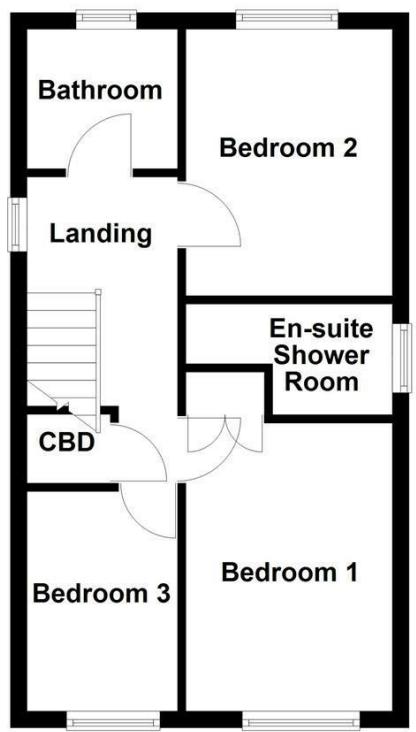


**Ground Floor****First Floor****IMPORTANT NOTE TO PURCHASERS**

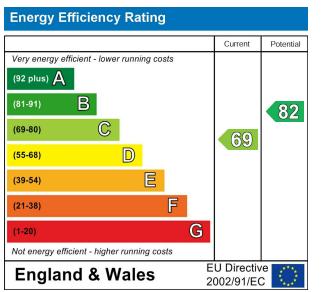
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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.

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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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## 11 High Keep Fold, Hall Green, Wakefield, WF4 3QL

**For Sale Freehold Offers Over £259,500**

Enjoying a cul-de-sac location is this well presented three bedroom detached family home benefitting from solid oak doors throughout, driveway with garage and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., living room and kitchen/diner. The first floor landing leads to three bedrooms (main with en suite shower room) and house bathroom. Outside to the front is a lawned garden and driveway providing off road parking for two vehicles leading to the detached garage. To the rear is an enclosed garden with patterned concrete patio area, perfect for al fresco dining with an artificial lawn.

Hall Green plays host to a range of amenities including shops and schools with Dane Royd Infant School only a short walk away. Main bus routes run to and from Wakefield city centre and for those wishing to travel further afield, J39 of the M1 motorway is a short drive away.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, UPVC double glazed window overlooking the side aspect, solid wooden floor, central heating radiator and door providing access to the downstairs w.c. and living room.

### W.C.

27" x 58" [0.81m x 1.75m]

Low flush w.c., vanity wash basin with mixer tap and tiled splash back. Solid wooden floor, UPVC double glazed frosted window overlooking the front aspect, central heating radiator,

### LIVING ROOM

15'9" [max] x 17'7" [min] x 14'6" [4.82m [max] x 5.38m [min] x 4.42m] Solid wooden floor, two central heating radiators, UPVC double glazed window overlooking the front aspect, stairs to the first floor landing, electric fire on a marble hearth with marble matching interior and wooden decorative surround. Door providing access into the kitchen/diner.



### KITCHEN/DINER

9'0" x 14'6" [2.76m x 4.43m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with swan neck mixer tap, space and plumbing for a washing machine, space for a fridge/freezer, built in dishwasher, integrated oven and grill with five ring gas hob and cooker hood. UPVC double glazed windows and door to the rear, central heating radiator and door providing access into the understairs storage cupboard.



### FIRST FLOOR LANDING

Loft access, UPVC double glazed window overlooking the side elevation, storage cupboard housing the boiler, doors to three bedrooms and bathroom.

### BEDROOM ONE

8'5" x 11'6" [2.58m x 3.52m]

UPVC double glazed window overlooking the front elevation, central heating radiator and built in double wardrobe. Door to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

24" [min] x 4'3" [max] x 8'4" [0.72m [min] x 1.3m [max] x 2.56m]

Three piece suite comprising enclosed shower cubicle with mixer shower and jacuzzi style jets, low flush w.c. and wash basin with mixer tap. Chrome ladder style radiator and UPVC double glazed frosted window overlooking the rear elevation.



### BEDROOM TWO

8'5" [max] x 8'0" [min] x 10'6" [2.57m [max] x 2.45m [min] x 3.21m]

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



### BEDROOM THREE

8'8" x 5'9" [2.66m x 1.76m]

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

## BATHROOM/W.C.

5'6" x 6'0" [1.69m x 1.85m]

Three piece suite comprising panelled bath with centralised waterfall mixer tap and pull out shower attachment, low flush w.c. and vanity wash basin with mixer tap. Chrome ladder style radiator and UPVC double glazed frosted window overlooking the rear elevation.



### OUTSIDE

To the front of the property is an attractive lawned garden and driveway to the side providing off road parking with double timber gates leading to the detached garage with electric up and over door, power and light. To the rear is a patterned concrete patio, perfect for entertaining and dining purposes overlooking an artificial lawn, surrounded by timber fencing.



### 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.

### 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.