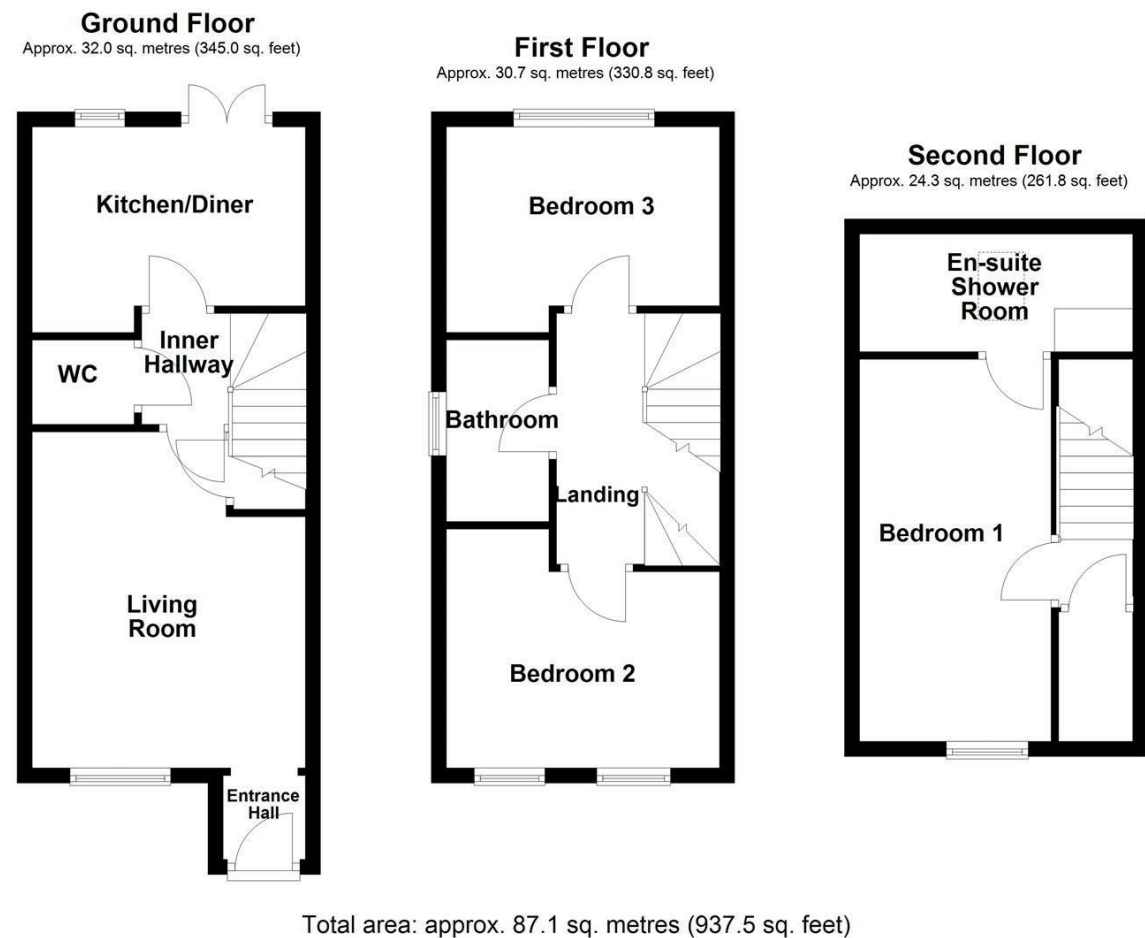




WAKEFIELD

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01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844

Richard Kendall

Estate Agent

40 Rhubarb Hill, Wakefield, WF2 0GP

For Sale Freehold £225,000

Situated on this modern development is this superbly presented three bedroom mid town house benefitting from driveway parking, accommodation over three floors, a low maintenance rear garden and views overlooking fields at the rear of the property.

The property briefly comprises of entrance hall, living room, hallway, downstairs w.c. and kitchen/diner. The first floor landing leads to two bedrooms and the house bathroom with stairs to the second floor leading which provides access to bedroom one which benefits from en suite shower facilities. Outside, to the front of the property there is off road parking for up to two vehicles. To the rear of the property the attractive garden is low maintenance with an AstroTurf lawn and stone paved patio areas, perfect for outdoor dining and entertaining, enclosed by timber fencing.

The property is ideally located for all local shops and amenities including highly regarded schools. It is only a short drive away from the M1 motorway network for those looking to commute further afield.

Presented to a superb standard, this property would make a fantastic family home and a viewing is highly recommended.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(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

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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ACCOMMODATION

ENTRANCE HALL

A composite front entrance door leads into the entrance hall, which benefits from laminate flooring, a central heating radiator, and an opening through to the living room.

LIVING ROOM

14'8" [max] x 11'2" x 11'11" [min] [4.49m [max] x 3.41m x 3.64m [min]]
Featuring laminate flooring, a central heating radiator, and a UPVC double glazed window overlooking the front elevation. A door provides access to the inner hallway.



INNER HALLWAY

With laminate flooring, a staircase with handrail rising to the first floor landing, and doors providing access to the downstairs WC and kitchen diner.

DOWNSTAIRS W.C.

4'4" x 3'8" [1.34m x 1.13m]
Fitted with a low flush WC, pedestal wash basin with mixer tap and tiled splashback, laminate flooring, central heating radiator, and an extractor fan.

KITCHEN/DINER

11'10" x 7'9" [3.61m x 2.38m]
Fitted with a range of high gloss wall and base units with chrome handles, laminate work surfaces, and tiled splashbacks. Incorporated within the kitchen is a 1 1/2 bowl

stainless steel sink and drainer with swan neck mixer tap, integrated oven and grill with four-ring gas hob and cooker hood above, integrated fridge, and integrated 50/50 fridge freezer. There is also plumbing and space for a washing machine. The room benefits from laminate flooring, a feature timber clad wall, central heating radiator, and a cupboard housing the Worcester Bosch condensing boiler. A UPVC double glazed window overlooks the landscaped rear garden, while French doors provide direct access outside.

FIRST FLOOR LANDING

With a central heating radiator, staircase rising to the second floor, and doors leading to two double bedrooms and the house bathroom.

BEDROOM TWO

11'10" x 10'5" [max] x 8'9" [min] [3.62m x 3.20m [max] x 2.68m [min]]
A spacious double bedroom benefitting from two UPVC double glazed windows overlooking the front elevation and a central heating radiator.



BEDROOM THREE

11'9" x 8'11" [max] x 7'11" [min] [3.59m x 2.72m [max] x 2.42m [min]]
Featuring a UPVC double glazed window overlooking the rear elevation and open fields beyond, together with a central heating radiator.



BATHROOM

7'11" x 5'6" [2.42m x 1.69m]
Appointed with a three piece suite comprising a panelled bath with mixer tap, pedestal wash basin with mixer tap, and low flush WC. The room also benefits from partial tiling, a central heating radiator, and an extractor fan.



SECOND FLOOR LANDING

With doors providing access to a useful storage cupboard and bedroom one.

BEDROOM ONE

16'7" x 8'5" [5.06m x 2.59m]
A generous principal bedroom featuring a UPVC double glazed window to the front elevation, central heating radiator, loft access, and a programmable thermostat providing zoned heating control. A door leads through to the en suite shower room.



EN SUITE SHOWER ROOM

11'1" x 5'0" [3.39m x 1.53m]
Comprising a three piece suite including an enclosed corner shower cubicle with glazed sliding doors and mixer shower, low flush WC, and pedestal wash basin with mixer tap and tiled splashback. The room also benefits from a central heating radiator, extractor fan, and a timber double glazed Velux style window set within the pitched ceiling.



OUTSIDE

To the front of the property are two tarmac off road parking spaces together with an electric vehicle charging point. Steps lead up to the front entrance door. The rear garden has been designed for low maintenance and features a substantial stamped concrete patio area with decorative slate borders. Steps rise to an artificial lawn divided into two tiers by a central paved pathway, with raised planted borders and timber fencing enclosing the garden on all sides. The property enjoys attractive open field views to the rear and further benefits from an external water supply beneath the kitchen window.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.