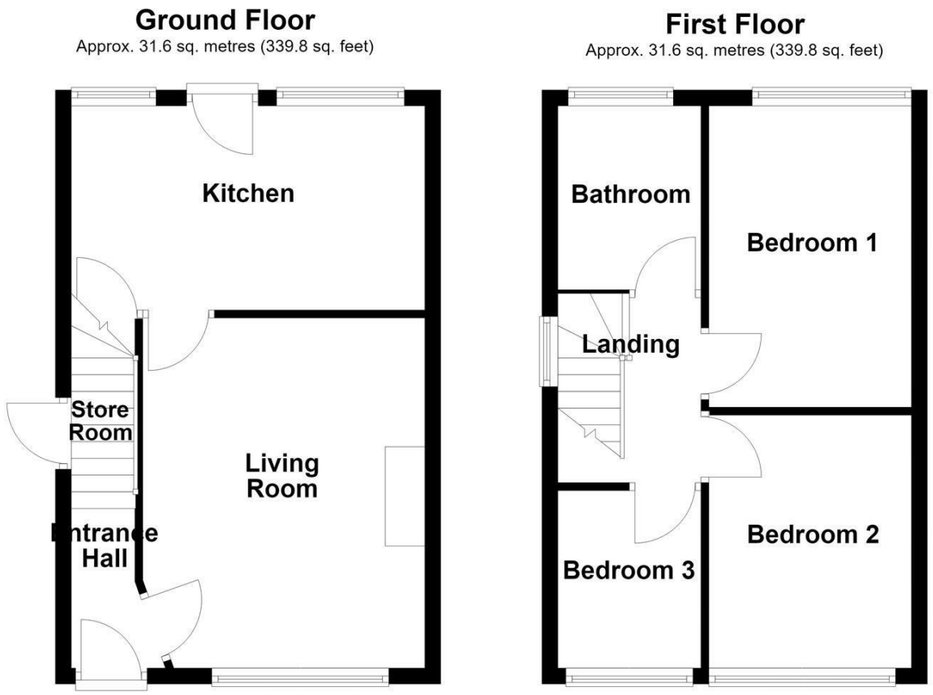


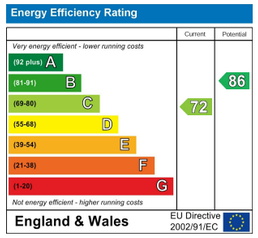
Total area: approx. 63.1 sq. metres (679.7 sq. feet)

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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



13 Knightsway, Robin Hood, Wakefield, WF3 3BJ

For Sale Freehold £250,000

A superb opportunity to purchase this well presented three bedroom end terrace home, benefiting from off road parking for two vehicles via a low maintenance pebbled driveway.

The property is accessed through an entrance hall, which leads into a spacious and modern living room. To the rear is a stunning contemporary kitchen, fitted with a range of high gloss wall and base units and complemented by a useful pantry cupboard. Completing the ground floor accommodation is a staircase rising to the first floor landing. To the first floor are three well proportioned bedrooms, all served by a stylish modern four piece family bathroom. Externally, the front of the property offers a generous pebbled driveway providing off road parking for two vehicles. A timber gate gives access to the side of the property via a paved pathway, bordered by low-maintenance pebbled areas. There is also access to a useful external store and the original detached single garage, featuring timber double doors to the front and a timber single glazed side window. The enclosed rear garden has been designed for ease of maintenance and enjoyment, with an L-shaped paved patio arranged over two levels, complemented by decorative pebbled borders. The garden is fully enclosed by timber panel fencing to all three sides and benefits from an external water supply beneath the kitchen window.

Ideally situated within close proximity to a range of local amenities, reputable schools and excellent public transport links, the property offers convenient access to regular bus services to Wakefield and Leeds city centres. The M1 and M62 motorway networks are also just a short drive away, making this an ideal location for commuters.



ACCOMMODATION

ENTRANCE HALL

A UPVC double glazed front entrance door leads into the entrance hall. The entrance hall features laminate flooring, a central heating radiator, a staircase with handrail rising to the first floor landing, and a door providing access to the living room.

LIVING ROOM

14'5" x 11'8" (4.40m x 3.57m)

The living room benefits from a UPVC double glazed window to the front aspect, laminate flooring, a central heating radiator, and a door leading through to the kitchen.



KITCHEN

8'5" x 14'11" (2.57m x 4.55m)

The kitchen is fitted with a range of high gloss wall and base units with laminate work surfaces incorporating a tiled splashback. There is an integrated oven and grill with a four ring gas hob and curved glass extractor hood above. A stainless steel sink and drainer with a chrome swan-neck mixer tap sits beneath two UPVC double glazed windows overlooking the rear garden. A UPVC double glazed door provides direct access to the rear garden. There is plumbing and drainage for a washing machine, space beneath the worktop for a small fridge and separate freezer, and a useful pantry cupboard with inset spotlights to the ceiling.

FIRST FLOOR LANDING

The first floor landing has a frosted UPVC double glazed window to the side elevation, loft access via a bi-fold wooden ladder, and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

8'7" x 12'8" (2.64m x 3.87m)

Bedroom one enjoys a UPVC double glazed window overlooking the rear elevation and a central heating radiator.



BEDROOM TWO

8'8" x 10'5" (2.65m x 3.18m)

Bedroom two has a UPVC double glazed window overlooking the front elevation and a central heating radiator.



BEDROOM THREE

7'4" x 5'11" (2.26m x 1.81m)

Bedroom three benefits from a UPVC double glazed window overlooking the front elevation and a central heating radiator.



BATHROOM

7'8" x 5'10" (2.34m x 1.80m)

The modern house bathroom is fitted with a stylish four piece suite comprising a panelled bath with mixer tap and handheld shower attachment, a low level WC, and a wash hand basin with chrome mixer tap set within a high gloss vanity unit with storage beneath. There is also a curved corner shower cubicle with sliding glass doors and a mains fed shower with rainfall shower head and handheld attachment. The shower enclosure is fully tiled, with half-height tiling to the remaining walls. Additional features include inset ceiling spotlights, a chrome ladder style heated towel rail, a frosted UPVC double glazed window to the rear elevation, and tiled flooring.



OUTSIDE

Externally, the front of the property offers a low maintenance pebbled garden with a paved pathway leading to the main entrance. The garden is enclosed by timber panel fencing to two sides, and there is an external up-and-down light beside the front door. A timber gate provides access to the side of the property, where a paved pathway with low-maintenance pebbled borders leads to a useful external store. The enclosed rear garden has been designed for ease of maintenance, featuring an L-shaped paved patio arranged over two levels with decorative pebbled borders. The garden is fully enclosed by timber panel fencing on all three sides and benefits from an external water supply beneath the kitchen window. The property also benefits from a detached single garage with timber double doors to the front and a timber single glazed window to the side.



COUNCIL TAX BAND

The council tax band for this property is B.

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.