



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

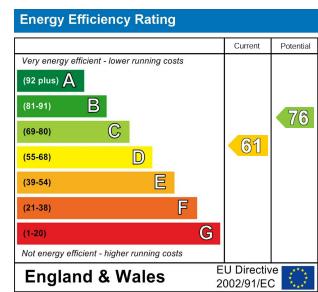
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*.

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.

31 Northwood Falls, Woodlesford, LS26 8PD

For Sale Freehold £300,000

Situated in the sought after area of Woodlesford is this fully renovated three bedroom semi detached property benefitting from ample off road parking, an attractive rear garden with far reaching views of fields and Leeds city centre.

The property briefly comprises of entrance hall, living room, dining room and modern fitted kitchen. The first floor landing leads to three bedrooms and modern shower room/w.c. Outside to the front is a pebbled driveway providing off road parking for two vehicles leading to the attached garage. To the rear is an attractive garden incorporating lawn, composite patio and decked patio area with canopy above and pizza oven. The rear garden is enclosed by walls and timber fencing with far reaching rural views and views of Leeds city centre.

Woodlesford is a charming village while still being close to amenities including schools, shops and pubs. For those who wish to commute further afield, Woodlesford benefits from its own railway station with services to Wakefield and Leeds. There are also parks and green spaces nearby, such as Rothwell Country Park, which provide outdoor recreation opportunities.

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



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing with understairs storage, an opening to the kitchen and further opening to the living room.

KITCHEN

10'6" x 9'11" [max] x 5'6" [min] [3.21m x 3.04m [max] x 1.68m [min]]
Range of modern wall and base units with quartz work surface over, inset 1 1/2 sink and drainer with mixer tap, space and plumbing for a Range style cooker, integrated microwave, integrated slimline dishwasher and space and plumbing for a fridge/freezer. An opening back to the entrance hall, UPVC double glazed window to the rear, coving to the ceiling and spotlights to the ceiling.



DINING ROOM

8'5" x 10'1" [max] x 8'11" [min] [2.57m x 3.07m [max] x 2.72m [min]]
Set of UPVC double glazed French doors to the rear garden, spotlights to the ceiling, coving to the ceiling, central heating radiator and an opening to the kitchen.



LIVING ROOM

13'1" x 10'2" [4.0m x 3.1m]

Coving to the ceiling, central heating radiator, UPVC double glazed window to the front and an opening to the dining room.

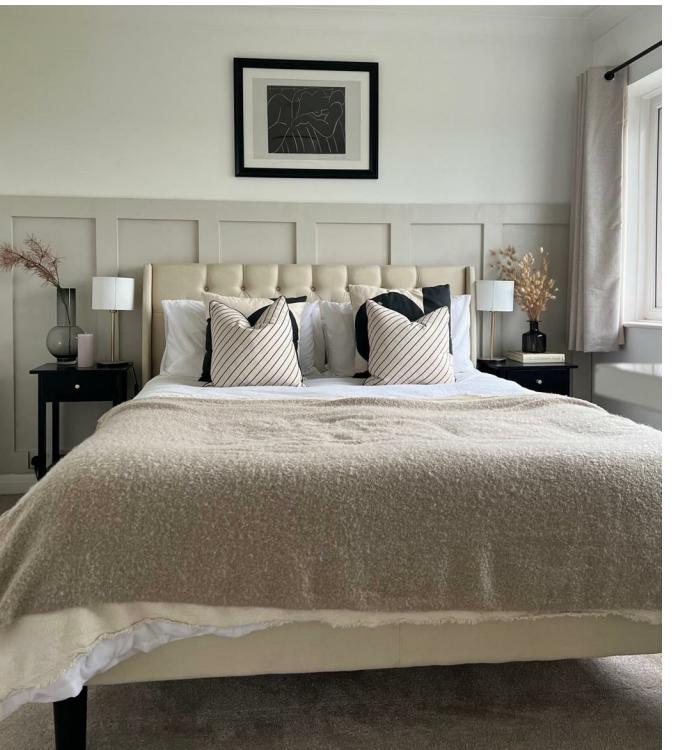


FIRST FLOOR LANDING

UPVC double glazed window to the side, coving to the ceiling, dado rail, loft access and doors to three bedrooms and the house shower room.

BEDROOM ONE

12'0" x 10'2" [max] x 8'11" [min] [3.67m x 3.11m [max] x 2.74m [min]]
Coving to the ceiling, central heating radiator, fitted storage area with cupboard and shoe storage. UPVC double glazed window to the rear with far reaching views of farmers fields and Leeds city centre.



BEDROOM TWO

12'0" x 10'1" [3.67m x 3.09m]
UPVC double glazed window to the front, central heating radiator and coving to the ceiling.



BEDROOM THREE

7'3" x 7'2" [2.22m x 2.2m]
Central heating radiator, coving to the ceiling and UPVC double glazed window to the front.

SHOWER ROOM/W.C.

7'2" x 5'5" [2.19m x 1.67m]
Three piece suite comprising low flush w.c., ceramic wash basin with storage below and mixer tap, double shower cubicle with overhead shower. UPVC double glazed frosted window to the rear, coving to the ceiling, spotlights, ladder style radiator and partially tiled.



OUTSIDE

To the front of the property is a pebbled driveway providing off road parking for two vehicles with planted borders and access to the attached garage. To the rear is a landscaped garden with an attractive lawn, composite perfect for outdoor dining and entertaining purposes and a decked patio area with pizza oven and copy over. The rear garden is enclosed by walls and timber fencing with far reaching rural views and views of Leeds.



GARAGE

20'4" x 8'9" [6.21m x 2.67m]
Up and over door to the front and UPVC double glazed frosted door to the rear. Central heating radiator, power, light and tap. Base units with laminate work surface over, integrated under counter fridge and loft access for storage.

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 Pontefract 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.