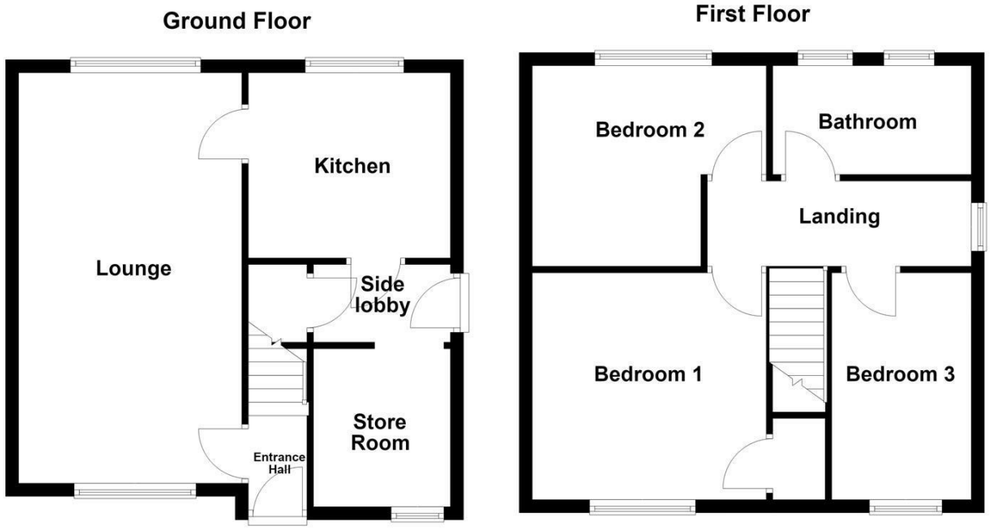
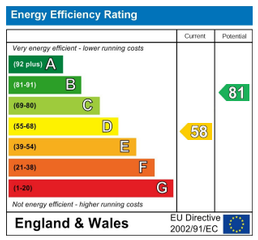




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



52 Embleton Road, Methley, Leeds, LS26 9BZ

For Sale Freehold Offers Over £200,000

Offered for sale with no onward chain and vacant possession is this attractive three bedroom semi detached home, having recently been redecorated throughout and providing well proportioned accommodation ideally suited to first time buyers, couples and families alike.

The accommodation briefly comprises a welcoming entrance hall, spacious living room and fitted kitchen, together with a useful side lobby and additional store room. To the first floor, the landing provides access to three well proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a lawned garden to the front, together with a low maintenance garden area to the side. To the rear is a good sized lawned garden incorporating a stone flagged patio, providing an ideal space for outdoor dining, entertaining and relaxation.

The property is situated within a sought after part of Methley, conveniently positioned for a range of local amenities including shops and schools, with regular bus services operating nearby.

Recently redecorated and offered with no onward chain and vacant possession, the property represents an excellent opportunity for those looking to take their first step onto the property ladder or secure a comfortable family home. An early viewing is highly recommended to fully appreciate all that the property has to offer.



ACCOMMODATION

ENTRANCE HALL
Composite entrance door leading into the entrance hall. Laminate flooring, staircase providing access to the first floor landing and door leading through to the lounge.

LOUNGE
20'8" x 11'3" (6.32m x 3.44m)
A spacious dual aspect reception room with UPVC double glazed windows overlooking the front and rear elevations. Laminate flooring, two central heating radiators and a feature multi fuel burning stove set on an Indian stone hearth. Door providing access through to the kitchen.



KITCHEN
9'7" x 9'2" (2.94m x 2.81m)
Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer. Space and plumbing for a washing machine, space for a cooker and space for a fridge freezer. UPVC double glazed window overlooking the rear elevation, tiled splashbacks, fully tiled flooring and central heating radiator. Door providing access to the side lobby.



SIDE LOBBY
UPVC entrance door providing access to the side of the property, together with doors leading to useful understairs storage and the store room.

STORE ROOM
7'8" x 6'5" (2.36m x 1.96m)
Frosted UPVC double glazed window overlooking the front elevation. The combination boiler is also housed within this room.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation, central heating radiator and loft access. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
11'3" x 10'5" (3.43m x 3.18m)
UPVC double glazed window overlooking the front elevation, central heating radiator and useful storage area.



BEDROOM TWO
9'11" x 11'2" (3.03m x 3.41m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Door providing access to a useful storage cupboard.



BEDROOM THREE
10'11" x 6'4" (3.35m x 1.95m)
UPVC double glazed window overlooking the front elevation and central heating radiator.



BATHROOM/W.C.
5'4" x 7'9" (1.65m x 2.38m)
Fitted with a low flush W.C., wash basin set within a vanity storage unit and panelled bath with mixer shower over. Fully tiled walls, tile effect flooring, chrome ladder style heated towel radiator and frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
Gated access opens onto a lawned front garden together with a low maintenance garden area. There is potential to create off street parking, subject to any necessary consents. To the rear is a good sized lawned garden incorporating a stone flagged patio area, ideal for outdoor dining and entertaining.



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.

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.