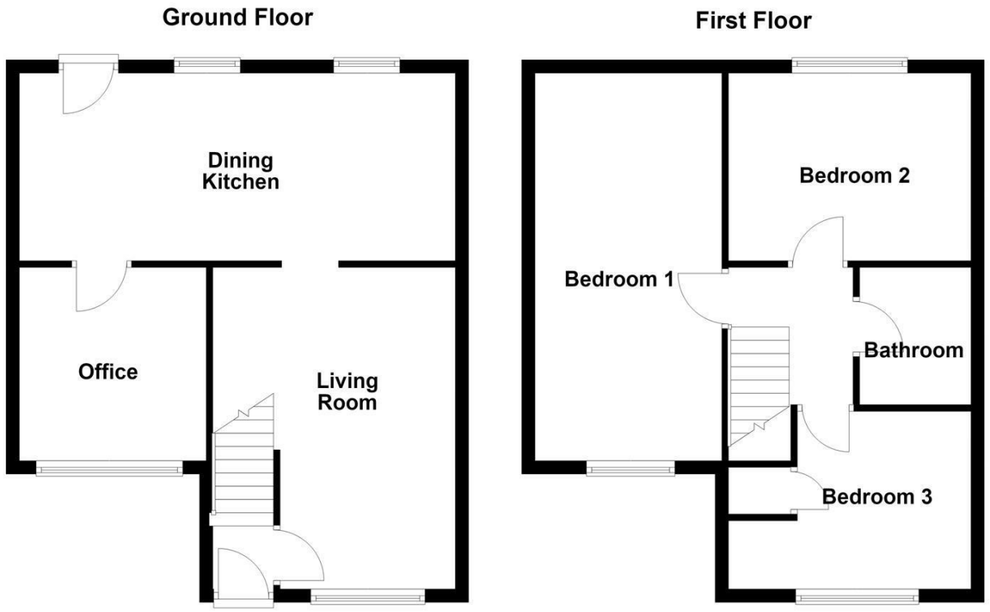
Richard Kendall Estate Agent

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22 Badminton Drive, Leeds, LS10 4UN

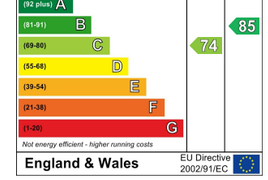
For Sale Freehold £295,000

A beautifully presented three double bedroom modern townhouse, offering deceptively spacious accommodation together with a superb enclosed rear garden, set within this popular residential area.

Benefitting from gas fired central heating and sealed unit double glazed windows, this modern family home is presented to an excellent standard throughout. The accommodation is approached via a welcoming entrance hall leading into a good sized living room with window to the front. Also positioned to the front of the property is a separate office, providing the much sought after work from home space. To the rear is an impressive dining kitchen spanning the full width of the property, fitted with a stylish range of units and integrated appliances while taking full advantage of the outlook over the rear garden. To the first floor are three well proportioned double bedrooms, all served by a bathroom which has been refitted to an excellent standard. Externally, the property benefits from off street parking to the front. To the rear is a lovely enclosed garden with a paved patio seating area, large decked terrace, lawn and further seating area.

The property is situated within this sought after residential area, within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities can be found in the nearby centres of Leeds and Wakefield, while the national motorway network is also readily accessible.

Only a full internal inspection will truly reveal the space, quality and presentation this impressive home has to offer. An early 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

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.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. Staircase providing access to the first floor and central heating radiator concealed within a cabinet.

LIVING ROOM
16'0" x 12'1" (4.90m x 3.70m)
Window overlooking the front elevation. Central heating radiator, feature panelled wall and provision for a wall mounted television.



OFFICE
9'6" x 8'6" (2.90m x 2.60m)
Providing the much sought after work from home space. Large window overlooking the front elevation and central heating radiator.



DINING KITCHEN
21'7" x 9'6" (6.60m x 2.90m)
Spanning the full width of the rear of the property, this spacious dining kitchen is fitted with a stunning range of wall and base units with laminate work surfaces over and tiled splashbacks. Inset stainless steel sink unit, five ring stainless steel gas hob with matching extractor hood over and built-in double oven. Integrated wine cooler, integrated under-counter fridge and freezer, integrated dishwasher and integrated washing machine. Two windows overlooking the rear garden and stable style door providing access outside. Central heating radiator concealed within a cabinet.

BEDROOM ONE
16'0" x 9'2" (4.90m x 2.80m)
Window overlooking the front elevation. Central heating radiator and full width fitted wardrobe with mirrored sliding doors.



BEDROOM TWO
12'1" x 9'10" (3.70m x 3.00m)
Window overlooking the rear garden. Central heating radiator concealed within a cabinet and provision for a wall mounted television.



BEDROOM THREE
9'6" x 8'10" (2.90m x 2.70m)
A third well proportioned double bedroom with a window overlooking the front elevation. Central heating radiator, useful overstairs storage cupboard and loft access hatch.



BATHROOM
6'10" x 5'6" (2.10m x 1.70m)
Refitted to an impressive standard with a modern white and chrome three piece suite comprising B-shaped shower bath with shower over and glazed screen, vanity wash basin with cupboard below and low flush W.C. with concealed cistern. Tiled walls and floor, chrome ladder style heated towel radiator, illuminated mirror, electric shaver socket and extractor fan.



OUTSIDE
To the front are off street parking spaces leading up to the entrance door. To the rear is a beautifully landscaped enclosed garden. A paved patio seating area steps up to a large decked seating area, beyond which is a lawn and a further surfaced seating area.



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.