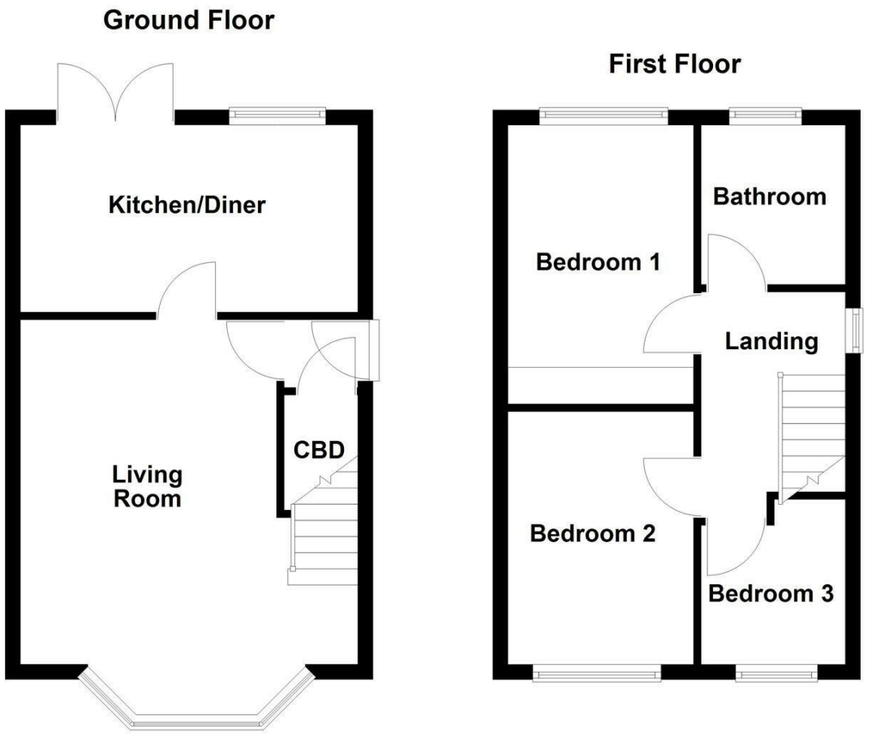
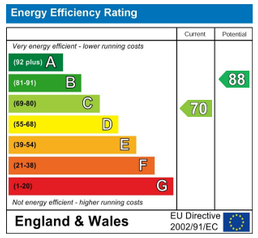
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





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.

5 Nook View, Haigh Moor Road, West Ardsley, Wakefield, WF3 1EF

For Sale Freehold Guide Price £240,000

A superb opportunity to purchase this well presented three bedroom semi detached home benefitting from gas central heating, UPVC double glazing throughout and is available with no onward chain.

The property benefits from a newly installed modern kitchen diner with integrated appliances, a spacious living room featuring a bay window with views across the reservoir and an entrance hall with useful under stair storage, completing the ground floor accommodation. To the first floor, the landing provides access to three generously sized bedrooms and a contemporary three piece house bathroom. Bedroom one further benefits from fitted wardrobes spanning one wall. Externally, the property is accessed via double cast iron gates leading to a private tarmac driveway with security lighting, providing off road parking for several vehicles and access to a single detached garage with a manual up and over door. The front garden is low maintenance, finished with wood chippings. Enclosed by decorative boundary walls and a timber gate, the rear garden has a paved patio area leading to an attractive, enclosed garden with planted borders, external lighting, and a convenient outdoor water supply.

The property is ideally located within walking distance of the local reservoir, offering excellent countryside walks and views. It is also close to local amenities and well-regarded schools. Regular bus services provide access to Dewsbury, Wakefield, and Leeds city centre, while the M1 and M62 motorway and the connecting links are only a short drive away, making this an excellent choice for commuters.

Overall, this is a quality home that is ready to move into and early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite side entrance door into the entrance hall, spotlights. Doors to the understairs storage cupboard and the living room.

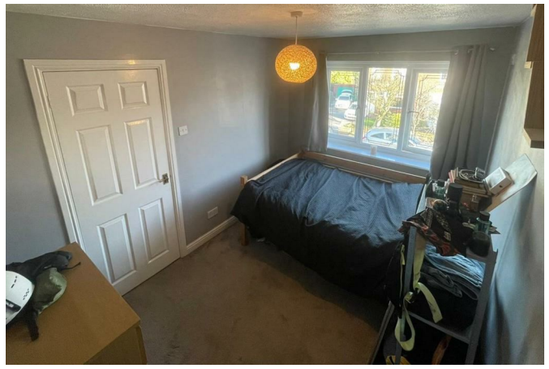
LIVING ROOM
14'10" x 14'8" (max) x 11'1" (min) (4.54m x 4.48m (max) x 3.38m (min))
UPVC double glazed bay window to the front, coving to the ceiling, central heating radiator, stairs to the first floor landing, door into the kitchen/diner.

KITCHEN/DINER
8'1" x 14'9" (2.47m x 4.50m)
UPVC double glazed French doors to the rear, UPVC double glazed window to the rear, central heating radiator, spotlights. A range of wall and base shaker style units with laminate work surfaces over, 1 1/2 stainless steel sink and drainer with mixer tap. Integrated dishwasher, integrated washing machine, four ring gas hob and extractor fan, integrated fridge/freezer.

FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access. Doors to three bedrooms and the bathroom.

BEDROOM ONE
8'1" x 10'1" (2.47m x 3.09m)
UPVC double glazed window to the rear, central heating radiator, fitted double wardrobes.

BEDROOM TWO
7'11" x 11'1" (2.43m x 3.39m)
UPVC double glazed window to the front, central heating radiator.



BEDROOM THREE
6'4" x 7'6" (max) x 6'1" (min) (1.95m x 2.30m (max) x 1.87m (min))
UPVC double glazed window to the front, central heating radiator. Currently used an office but includes a made to measure bespoke solid wood single bed.

BATHROOM
6'11" x 6'4" (2.12m x 1.94m)
Frosted UPVC double glazed window to the rear, central heating radiator, extractor fan, spotlights, half tiled walls. The bathroom comprises of a three piece suite with a panelled bath and mixer tap with an electric shower over and glass shower screen, pedestal wash basin with taps and a low flush W.C..

OUTSIDE
To the front of the property are double cast iron gates providing access to a tarmac driveway, offering ample off road parking for several vehicles. There is a low maintenance garden with established bushes. To the rear, a timber gate and decorative boundary leads to a paved patio area and attractive enclosed garden with planted borders, external lighting and convenient outdoor water supply.

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.