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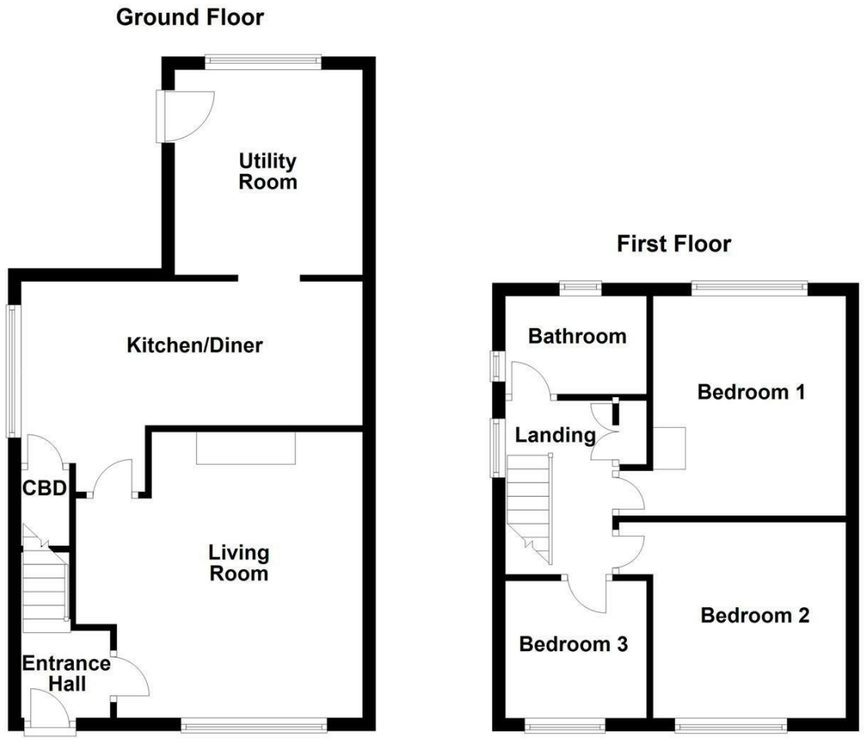


5 Kettlethorpe Road, Wakefield, WF2 7EN

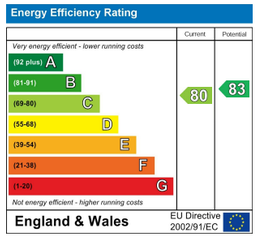
For Sale Freehold Offers Over £210,000

An excellent opportunity to acquire this beautifully presented three bedroom semi detached family home, finished to a high standard throughout. The property offers spacious and modern living accommodation, boasting three well proportioned bedrooms, a stylish kitchen/diner, ample off road parking, and a fully enclosed rear garden, making it ideal for a range of buyers, including families and professionals alike.

The accommodation briefly comprises an entrance hall, a generous living room with a feature fireplace, and a modern fitted kitchen/dining area with integrated appliances, understairs storage, and an open archway leading through to a large utility room with a breakfast bar and direct access to the rear garden. To the first floor, a central landing provides access to three well sized bedrooms and a contemporary three piece house bathroom. Externally, the property boasts an attractive lawned front garden with low-maintenance slate borders and a double pebbled driveway providing ample off road parking. A side timber gate gives access to the enclosed rear garden, which features a pebbled patio area, twin lawned sections with a central pathway leading to a large timber summerhouse, and a tandem style garage offering additional storage and parking space. The rear garden is fully enclosed by panel fencing, making it ideal for families with children or pets.

The property is within easy reach of a range of local amenities, schools such as Kettlethorpe High School only a few minutes walk, and scenic countryside walks, including the nearby Newmillerdam Country Park. Excellent transport links are also close by, with regular bus services to Wakefield city centre and convenient access to the M1 motorway network for those commuting further afield.

This superb home is ready to move into and must be viewed internally to fully appreciate the space, quality, and lifestyle it has to offer. Early viewing is highly recommended to avoid disappointment.



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
Front entrance door into the entrance hall, central heating radiator, stairs to the first floor landing. Door to the living room.

LIVING ROOM
13'3" x 16'5" (max) x 14'6" (min) (4.04m x 5.02m (max) x 4.44m (min))
UPVC double glazed window to the front, central heating radiator, coving to the ceiling. Door to the Kitchen/Diner.

KITCHEN/DINER
19'8" x 10'5" (max) x 6'7" (min) (6.01m x 3.20m (max) x 2.03m (min))
UPVC double glazed window to the side, central heating radiator, spotlights. Opening to the utility room and a door to the understairs storage cupboard. Fitted with a range of wall and base units with laminate work surfaces and matching upstands, sink and drainer with mixer tap with Swann neck design, integrated oven and grill with integrated microwave above, and a separate four ring ceramic hob with glass splashback and extractor hood over. Includes an integrated full size dishwasher and a 70/30 integrated fridge freezer.

UTILITY ROOM
10'4" x 9'6" (3.17m x 2.90m)
UPVC double glazed window to the rear, UPVC double glazed door to the rear, spotlights. Comprising of base units with laminate work surfaces and upstands, breakfast bar, and plumbing for a washing machine with under counter space for a dryer and large freestanding fridge freezer.

FIRST FLOOR LANDING
UPVC double glazed window to the side, storage cupboard, loft access. Doors into three bedrooms and the modern house bathroom.

BEDROOM ONE
13'5" (max) x 11'9" (min) x 11'5" (4.09m (max) x 3.60m (min) x 3.49m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and feature timber wall.

BEDROOM TWO
13'5" (max) x 9'4" (min) x 10'8" (4.10m (max) x 2.87m (min) x 3.26m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM THREE
7'5" x 10'0" (2.27m x 3.06m)
UPVC double glazed window overlooking the front elevation, central heating radiator and open cupboard housing the combi boiler.

BATHROOM/W.C.
5'4" x 7'6" (1.64m x 2.29m)
Comprises a three piece suite with a P-shaped panelled bath, curved glass shower screen, mixer tap and main fed shower with rain shower head and handheld attachment. Low flush w.c. with concealed cistern, wash basin built into high gloss vanity unit with mixer tap and tiled splashback, two frosted UPVC double-glazed windows (to the rear and side), extractor fan, cladded ceiling with inset spotlights and chrome ladder style heated towel rail.

OUTSIDE
To the front is an attractive lawned front garden and pebbled double driveway providing ample off road parking for multiple vehicles. The rear garden includes two lawned sections, a pebbled patio area and a central concrete pathway leading to a timber summerhouse with double doors, single window, and covered porch. Behind the garden sits a single detached garage, tandem in width, wider than an average single, with additional parking space to the side. The garden is fully enclosed with timber fencing on all sides, making it ideal for pets and children.

COUNCIL TAX BAND
The council tax band for this property is A.

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 Wakefield 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.

SOLAR PANELS LEASED
The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener. A full copy of our lease is available within our office.