



**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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 3b Park Close, Ryhill, Wakefield, WF4 2QX

### For Sale Freehold £200,000

Offered to the market is this well proportioned three bedroom semi detached home presents an excellent opportunity for first time buyers or families looking to step onto the property ladder.

The accommodation briefly comprises an entrance hall, downstairs w.c., lounge, and kitchen diner. To the first floor are three bedrooms, two of which are doubles, and the main house bathroom. Externally, there are gardens to the front and rear along with off street parking.

The property is ideally positioned close to local amenities, schools, and public transport links.

Offered with no onward chain and an early viewing is highly recommended.





#### ACCOMMODATION

Fully comprising of entrance lobby with cloakroom/w.c off, lounge, dining kitchen, first floor landing, three bedrooms and bathroom/w.c. Outside there are garden areas to the front and rear, the rear garden being enclosed, and driveway leading to a single garage.

#### ENTRANCE HALLWAY

Entrance door leading into the entrance hall with a side window, providing access to the downstairs w.c. and the lounge.

#### W.C.

Low flush w.c. and wash basin with a frosted window to the front elevation.

#### LOUNGE

14'0" x 15'8" [4.27m x 4.78m]

Double glazed window to the front elevation, central heating radiator, and stairs to the first floor landing. A door provides access through to the kitchen diner.

#### KITCHEN DINER

14'4" x 8'2" [4.37m x 2.49m]

Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer with mixer tap. Integrated oven and grill, space for a fridge freezer, and plumbing for a washing machine. Tiled splashbacks to the walls, central heating radiator, and a useful storage cupboard. Double glazed window and French doors opening onto the rear garden.

#### FIRST FLOOR LANDING

Providing access to all three bedrooms and the house bathroom.

#### BEDROOM ONE

12'4" x 8'3" [3.78m x 2.54m]

Double bedroom with central heating radiator and double glazed window to the front elevation.

#### BEDROOM TWO

8'0" x 11'6" [2.44m x 3.51m]

Double bedroom with central heating radiator and double glazed window to the rear elevation.

#### BEDROOM THREE

5'8" x 7'8" [1.75m x 2.34m]

Single bedroom with central heating radiator and double glazed window to the front elevation.

#### BATHROOM/W.C.

Comprising a low flush w.c., pedestal wash basin, panelled bath, central heating radiator, partially tiled walls, and a frosted double glazed window to the rear elevation.

#### OUTSIDE

To the front of the property is a lawned garden. To the rear is a further lawned garden incorporating a paved patio area, ideal for outdoor dining and entertaining. The property also benefits from off street parking via a driveway.



#### COUNCIL TAX BAND

The council tax band for this property is C.

#### LANDLORDS/INVESTORS PLEASE NOTE

Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.

#### 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.