



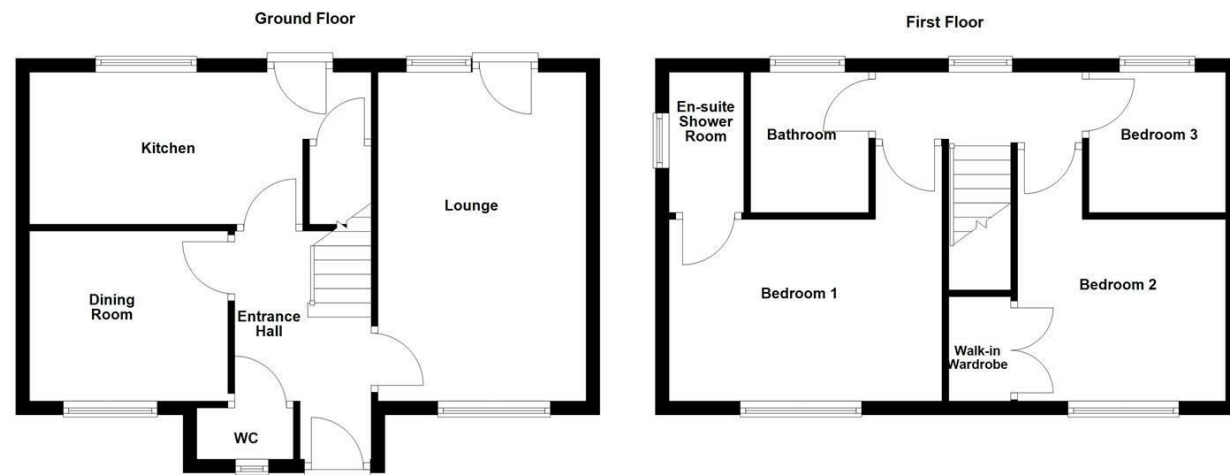
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18 Castle Meadows, Hall Green, Wakefield, WF4 3QJ

For Sale Freehold £305,000

Enjoying a tucked away position in this modern development is this three bedroom detached family home benefitting from well proportioned accommodation throughout, off road parking and front and rear gardens.

The property briefly comprises of the entrance hall, downstairs w.c., lounge, dining room and the kitchen. The first floor leads to three bedrooms, two of which being double, and the house bathroom, with the principal bedroom boasting en suite shower facilities. Outside to the front, the garden is laid to lawn with a paved pathway leading to the front door and a paved driveway providing off road parking leading to the single detached garage. The rear garden is laid to lawn and enclosed by timber fencing.

The property is located close to local amenities such as shops and schools, with Dane Royd Junior & Infants School only minutes away. For those who enjoy idyllic walks, Newmillerdam Country Park is only a short distance away. Main bus routes run to and from Wakefield city centre and Junction 39 of the M1 motorway is close by, for those who wish to commute further afield.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

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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

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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



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ACCOMMODATION

ENTRANCE HALL

Timber glazed entrance door which leads into the spacious hallway with doors off to the lounge, dining room and kitchen. There are carpeted stairs leading up to the first floor, a downstairs WC and a central heating radiator.

LOUNGE

10'0" x 15'9" (3.07m x 4.81m)

A spacious reception room having dual aspect UPVC double glazed windows to the front elevation together with a rear facing UPVC double glazed door and adjacent window leading out onto the rear garden. There is a feature marble fireplace with electric fire inset, carpeted flooring and two central heating radiators.

DINING ROOM

9'9" x 8'3" (2.99m x 2.53m)

Having a front facing UPVC double glazed window, central heating radiator and tiled flooring.

KITCHEN

16'1" x 7'0" (4.91m x 2.15m)

Fitted with a range of wall and base units with complementary laminate work surfaces over incorporating a 1½ bowl stainless steel sink and drainer with chrome swan neck mixer tap. Integrated appliances include a double electric oven with four ring gas hob, stainless steel splashback and extractor hood over. There is space and plumbing for an under counter automatic washing machine together with space for a freestanding ladder style fridge freezer. A useful cupboard houses the central heating boiler. The kitchen also benefits from tiled flooring, a rear facing UPVC double glazed window, UPVC double glazed frosted glass door leading out to the rear garden, double central heating radiator and a useful downstairs pantry with the alarm system located here.



DOWNSTAIRS W.C.

4'11" x 2'3" (1.52m x 0.70m)

Having a front facing UPVC double glazed frosted window, low flush WC and pedestal wash hand basin with tiled splashback. There is tiled flooring and a central heating radiator.

FIRST FLOOR LANDING

To the first floor landing there are doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

12'11" x 8'9" (3.94m x 2.67m)

Having a front facing UPVC double glazed window, central heating radiator and access through to the en suite shower room.



EN SUITE SHOWER ROOM

4'1" x 6'8" (1.25m x 2.05m)

Comprising a shower cubicle with mains fed shower inset, vanity unit with wash hand basin and storage beneath, low flush WC and vinyl flooring. There is also a central heating radiator, shaving point and side facing UPVC double glazed frosted window.



BEDROOM TWO

9'1" x 10'0" (2.77m x 3.07m)

Having a front facing UPVC double glazed window, central heating radiator, hatch providing loft access and a useful walk-in wardrobe with hanging rails. The hot water tank is located here.



BEDROOM THREE

7'0" x 6'5" (2.15m x 1.96m)

Having a rear facing UPVC double glazed window, central heating radiator and wood effect flooring.

BATHROOM

5'6" x 6'8" (1.70m x 2.04m)

Fitted with a three piece suite comprising low flush WC, pedestal wash hand basin and panel bath with handheld shower attachment. There is a rear facing UPVC double glazed frosted window, central heating radiator, part tiled walls, vinyl flooring and shaving point.



OUTSIDE

Externally, to the front of the property there is a good sized lawned garden with driveway providing off street parking and leading down the side to a detached single garage with up and over door. A gate gives access to the enclosed rear garden which enjoys a paved patio seating area, lawn and fenced boundaries.



COUNCIL TAX BAND

The council tax band for this property is D.

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.