

WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



14 Timperley Close, Wakefield, WF1 2FT

For Sale Freehold £230,000

Located within a modern development is this semi detached family home with three bedrooms, the main bedroom benefitting from an en suite shower room/w.c. Well presented throughout, an early viewing comes highly recommended.

The accommodation comprises entrance hall with guest w.c., living room and kitchen/dining room with integrated appliances. The first floor landing leads to three bedrooms (the main bedroom with en suite shower room) in addition to the family bathroom. Outside the property has a block paved driveway to the front providing off street parking for two cars with paved walkway to the front entrance door. The landscaped rear garden is laid mainly to lawn with Indian stone paved patio.

The property is close to a good range of amenities including shops and schools, whilst daily access to Leeds and further afield can be had via the M1 motorway, which is only a short distance away.

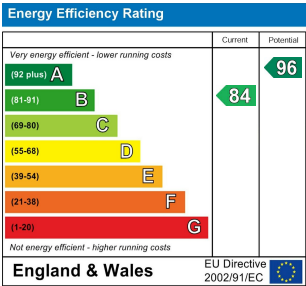
Only a full internal inspection will reveal all that is on offer at this quality home and all viewings are strictly by prior appointment only.

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, staircase leading to the first floor landing, doors leading to the kitchen diner, living room, downstairs w.c. and boiler cupboard housing a combination condensing boiler.

DOWNSTAIRS W.C.

Low flush w.c. with concealed cistern, pedestal wash basin with mixer tap and tiled splashback, low flush w.c. with concealed cistern, central heating radiator, inset spotlights to the ceiling, extractor fan to the ceiling.

KITCHEN DINER

9'6" x 13'3" [2.90m x 4.06m]

A range of wall and base units with laminate work surface over, laminate upstands, 1 1/2 stainless steel sink and drainer with chrome mixer tap, plumbing and drainage for washing machine., integrated fridge freezer, integrated Zanussi oven and grill with four ring gas hob and stainless steel splashback with cooker hood over. UPVC double glazed window to the front, central heating radiator and inset spotlights to the ceiling.

LIVING ROOM

16'5" x 11'2" max x 7'10" min [5.01m x 3.41m max x 2.40m min]

Two central heating radiators, UPVC double glazed French doors leading to the rear garden having UPVC double glazed windows to either side.



FIRST FLOOR LANDING

Doors to the bedrooms and bathroom/w.c. Storage cupboard. Central heating radiator and loft access.

BEDROOM ONE

9'6" x 11'0" [2.91m x 3.36m]

Fitted double wardrobe with mirrored sliding doors, central heating radiator, UPVC double glazed window to the rear elevation, door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

3'6" x 7'4" [1.08m x 2.24m]

Fully tiled enclosed shower cubicle with sliding door and mixer shower, part tiled walls, low flush w.c. with concealed cistern, wall hung wash basin with chrome mixer tap and central heating radiator. Inset spotlights to the ceiling, extractor fan to the ceiling.



BEDROOM TWO

9'7" x 9'4" [2.94m x 2.87m]

UPVC double glazed window to the front, central heating radiator.



BEDROOM THREE

6'11" x 6'2" [2.13m x 1.88m]

UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.

5'10" x 6'2" [1.78m x 1.88m]

Panelled bath with mixer tap, part tiled walls, wall hung wash basin with chrome mixer tap, low flush w.c. with concealed cistern, central heating radiator, inset spotlights to the ceiling.



OUTSIDE

A double block paved driveway at the front provides off road parking for two vehicles. Paved pathway and timber porch to the front door with lights. Timber gate to the side providing access via a pathway to the rear timber gate. The rear garden has a paved seating area, pleasant lawn and timber panelled fence surrounds.



PLEASE NOTE

The site is considered to be susceptible to coal mining-related ground instability. A mine entry is recorded within the site boundary. Any prospective purchase is advised to make their own enquiries.

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 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.