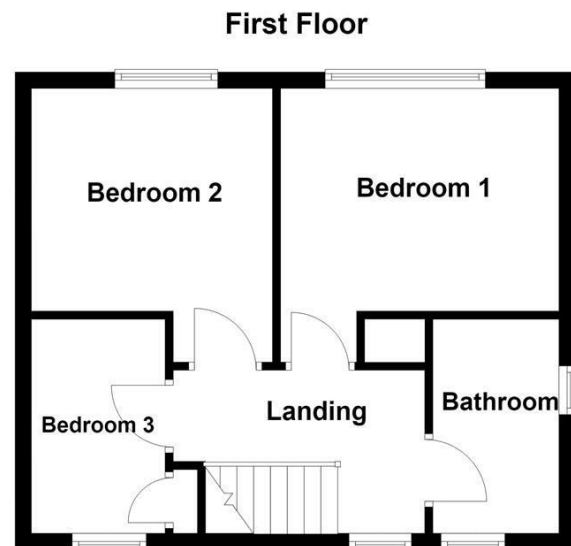
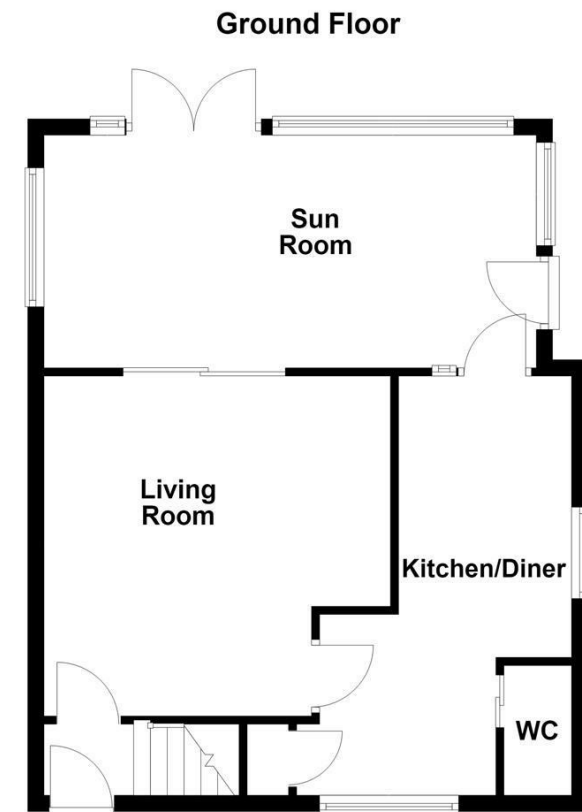


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



195 Wharnccliffe Road, Wakefield, WF2 7PZ

For Sale Freehold £247,500

Proudly introduced to the market is this well presented three bedroom semi-detached home in the popular Kettlethorpe area of Wakefield. The property benefits from an owned 3.2kW solar PV system with 16 panels, not subject to a lease, together with an established Feed-in Tariff which has generated payments of up to approximately £2,500 per annum. Further highlights include a superb sunroom extension, ample off road parking, a generous south-east facing rear garden with pond and open views beyond.

The accommodation briefly comprises a welcoming entrance hall leading into the spacious living room, with staircase rising to the first floor. From the living room, access is provided to a modern Shaker style kitchen diner fitted with a range of integrated appliances, together with a downstairs WC. Aluminium sliding doors open into the impressive sun room, which features Velux windows and enjoys a pleasant southerly aspect over the rear garden. To the first floor are two well proportioned double bedrooms, a further single bedroom, a contemporary three piece family bathroom and loft access. Externally, the front of the property provides ample block paved off road parking together with side access to the rear. The rear garden is arranged over two sections and incorporates a flagged patio area, lawn and established hedging, creating a private and attractive outdoor space with pleasant field views beyond.

Kettlethorpe is a popular and convenient location for first time buyers and young families, with local shops, schools and everyday amenities close by. Excellent bus routes and motorway connections make the property well suited to commuters, whilst Newmillerdam Country Park is also within easy reach for those who enjoy countryside walks and outdoor leisure.

An early viewing is highly recommended to fully appreciate all that this attractive family home has to offer.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall. Vinyl flooring, central heating radiator, staircase providing access to the first floor landing and access into the lounge.

LIVING ROOM

12'7" x 16'2" [3.86m x 4.94m]
Carpeted flooring, central heating radiator, access into the kitchen diner, aluminium doors leading into the sun room and feature multi fuel burning stove with decorative surround.

SUN ROOM

16'4" x 9'8" [4.99m x 2.97m]
Tiled flooring, two Velux style roof windows overlooking the rear elevation, UPVC entrance door leading out to the rear garden, UPVC patio doors opening onto the rear patio and further UPVC door providing access into the kitchen diner.



KITCHEN/DINER

19'10" x 11'8" [6.06m x 3.56m]
Fitted with a Shaker style kitchen with wood effect laminate work surfaces over, incorporating a composite sink and drainer with mixer tap. UPVC double glazed window overlooking the side elevation and tiled splashbacks. Space and plumbing for a washing machine, fridge freezer and dishwasher. Four ring electric hob, integrated double oven and integrated combination oven. Spotlights to the ceiling. Access is also provided to the downstairs W.C., understairs storage cupboard, central heating radiator and UPVC double glazed window overlooking the front elevation.



W.C.

4'11" x 2'3" [1.52m x 0.70m]
Low flush W.C., tiled flooring, chrome ladder style radiator and vanity wash basin with mixer tap and tiled splashback. Extractor fan and spotlight to the ceiling.

FIRST FLOOR LANDING

Carpeted staircase leading to the first floor landing. UPVC double glazed window overlooking the front elevation, loft access, useful storage cupboard and doors providing access to bedrooms one, two and three and the house bathroom.

BATHROOM/W.C.

5'0" x 7'2" [1.54m x 2.20m]
Tiled flooring, chrome ladder style radiator and part tiled walls. Fitted with a two-in-one combination low flush W.C. and wash hand basin with mixer tap and storage cupboards below. Jacuzzi style panelled bath with waterfall tap, shower attachment and mixer shower, with tiling around the bath extending to the ceiling. Frosted UPVC double glazed windows overlooking the front and side elevations and extractor fan.



BEDROOM ONE

11'3" x 13'6" [3.45m x 4.12m]
Carpeted flooring, central heating radiator, UPVC double glazed window overlooking the rear elevation, fitted wardrobes and coving to the ceiling.



BEDROOM TWO

10'6" x 13'2" [3.21m x 4.03m]
Carpeted flooring, UPVC double glazed window overlooking the rear elevation, central heating radiator and further loft access.



BEDROOM THREE

9'7" x 7'0" [2.94m x 2.15m]
Carpeted flooring, central heating radiator, UPVC double glazed window overlooking the front elevation and useful overstairs storage.



OUTSIDE

To the front of the property is a block paved driveway providing ample off road parking. To the rear is a generous garden arranged over different levels, beginning with a paved patio area and a larger than average lawn enclosed by established hedging. A paved pathway leads down to the lower section of the garden, where there is a further lawned area, additional patio space and a pond. The garden enjoys open field views to the rear and a south-east facing aspect.



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 OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.