

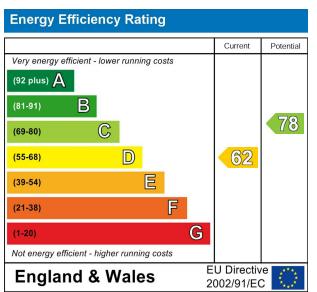
**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 48 Meadow Lane, Wakefield, WF2 0HB

**For Sale Freehold £220,000**

Nestled in a cul-de-sac location is this extended and well presented three bedroom semi detached property benefitting from driveway parking with garage and an enclosed landscaped rear garden with summerhouse.

The property briefly comprises of the entrance hall, downstairs shower room, living room with an opening through to the dining and a further opening to the modern fitted kitchen. The first floor landing leads to three bedrooms and house bathroom. Outside to the front is a driveway providing off road parking for two vehicles with a gate to the rear providing further off road parking leading to the single detached garage. The rear garden comprising of paved and decked patio areas, perfect for al fresco dining with an artificial lawn and summerhouse, enclosed by timber fencing.

The property is well connected by local transport, making it convenient for commuting to Wakefield and neighbouring areas on a regular basis. Local amenities such as shops and schools are also nearby.

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



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, central heating radiator, coving to the ceiling, storage cupboard, stairs to first floor landing and door to the downstairs shower room. An opening to the living room.

### SHOWER ROOM/W.C.

5'9" x 5'11" [1.76m x 1.81m]

Low flush w.c., wall mounted wash basin with mixer tap and tiled splash back, shower cubicle with mains overhead shower and shower screen. UPVC double glazed frosted window to the front, extractor fan and chrome ladder style radiator.



### LIVING ROOM

13'5" x 11'11" [max] x 10'4" [min] [4.1m x 3.65m [max] x 3.15m [min]]

Coving to the ceiling, dado rail, central heating radiator, ceiling rose, media style wall with living flame effect electric fire, an opening into the dining room and UPVC double glazed window to the front.



### DINING ROOM

12'0" x 10'9" [3.66m x 3.3m]

An opening into the kitchen, coving to the ceiling and a set of UPVC double glazed French doors to the rear garden.



### KITCHEN

10'9" x 10'11" [3.3m x 3.34m]

Range of modern shaker style wall and base units with resin work surface over, inset sink with mixer tap, integrated double oven with four ring gas hob and extractor hood. Space for a fridge/freezer, UPVC double glazed window and door to the rear, coving to the ceiling and central heating radiator.

### FIRST FLOOR LANDING

UPVC double glazed window to the side, coving to the ceiling, loft access, central heating radiator and doors to three bedrooms and house bathroom.

### BEDROOM ONE

10'7" x 12'5" [3.25m x 3.8m]

Fitted wardrobes, central heating radiator, coving to the ceiling and UPVC double glazed window to the front.



### BEDROOM TWO

11'11" x 7'7" [3.65m x 2.32m]

Fitted wardrobes, coving to the ceiling, central heating radiator and UPVC double glazed window to the rear.

### BEDROOM THREE

8'10" x 8'0" [2.71m x 2.44m]

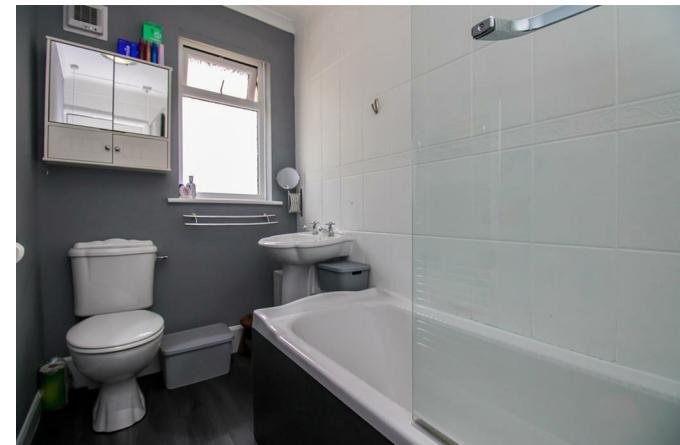
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.

### BATHROOM/W.C.

4'11" x 8'7" [1.5m x 2.62m]

Low flush w.c., pedestal wash basin and panelled bath with

electric shower head attachment. UPVC double glazed frosted window to the rear, coving to the ceiling, chrome ladder style radiator and extractor fan.



### OUTSIDE

To the front is a driveway providing off road parking for two vehicles with a shared driveway to the side leading to the rear. To the rear is a further off road parking area leading to the single detached garage with electric roller door, power and light. There is a stone paved patio area and decked patio area, perfect for outdoor dining and entertaining and an artificial lawn with timber summerhouse comprising of two rooms (one being 2.1m x 8.88m and side room 3.4m x 1.12m). The rear garden is surrounded by timber fencing.



### 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.