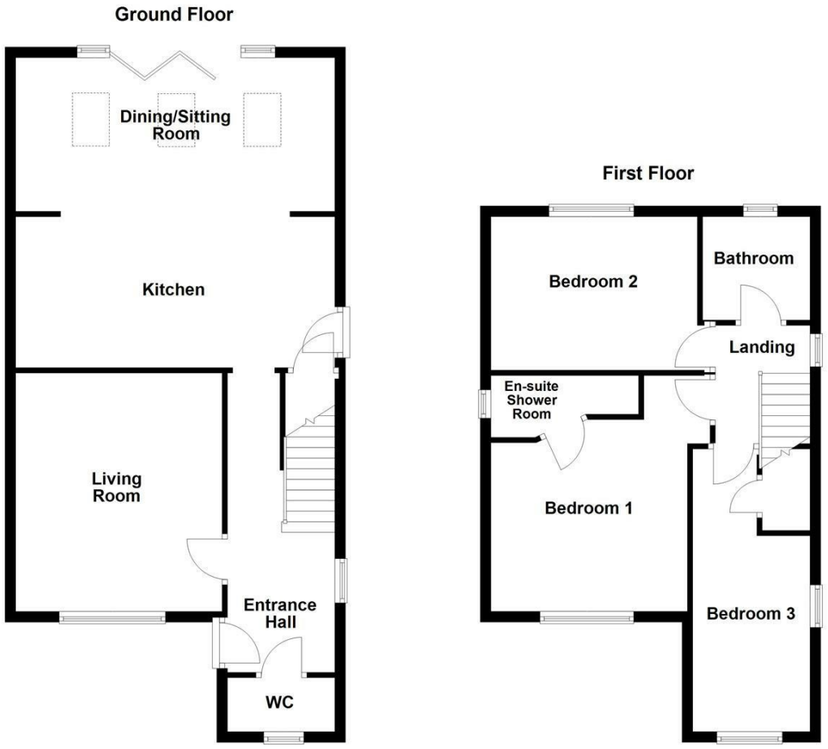
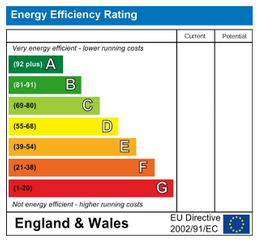


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

1 Gentian Court, Wakefield, WF2 0FE

For Sale Freehold Offers In The Region Of £385,000

Situated on this modern development is this well presented and extended three bedroom detached family home benefitting from combi boiler, open plan kitchen/dining/sitting room, off road parking for four vehicles with garage and an enclosed rear garden.

The property briefly comprises of the entrance hall, w.c., living room and modern open plan kitchen with dining/sitting room. The first floor landing leads to three double bedrooms (main with en suite shower room) and house bathroom. Outside to the front there is off road parking with planted features and steps leading to the front door. To the side is a driveway leading to the single garage. To the rear is a tiered garden with paved patio area, artificial lawn and planted features, enclosed by walls and timber fencing.

The property is within walking distance to the local amenities and schools located nearby, with great access to the M1 and M62 motorway links, perfect for the commuter looking to travel further afield. Main bus routes run to and from Wakefield city centre.

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, two central heating radiator, spotlights, UPVC double glazed window to the side, doors to the w.c. and living room. An opening to the kitchen and stairs to the first floor landing.

W.C.
3'4" x 6'7" (1.03m x 2.03m)
UPVC double glazed frosted window to the front, central heating radiator, low flush w.c. and wall mounted wash basin with mixer tap.

LIVING ROOM
14'9" x 12'9" (4.5m x 3.9m)
UPVC double glazed window to the front, coving to the ceiling and central heating radiator.

KITCHEN
9'4" x 19'6" (2.85m x 5.95m)
Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, centralised breakfast bar style island with matching work surface over, space for an electric cooker (900m), space and plumbing for an American style fridge/freezer, integrated washing machine and dishwasher. Understairs storage cupboard, spotlights, an opening to the dining/sitting room and composite side door.

DINING/SITTING ROOM
9'6" x 19'6" (2.92m x 5.95m)
Three velux skylights, two anthracite column central heating radiators, a set of anthracite bi-folding doors to the rear garden and spotlights.

FIRST FLOOR LANDING
Coving to the ceiling, dado rail, UPVC double glazed window to the side and doors to three double bedrooms and house bathroom.

BEDROOM ONE
18'2" x 13'4" (max) x 4'0" (min) (5.54m x 4.07m (max) x 1.23m (min))
Door to the en suite shower room, UPVC double glazed window to the front and central heating radiator.

EN SUITE SHOWER ROOM/W.C.
9'1" x 3'10" (max) x 2'4" (min) (2.77m x 1.17m (max) x 0.72m (min))
Concealed cistern low flush w.c., wash basin with mixer tap and shower cubicle with mains overhead shower and shower screen. UPVC double glazed frosted window to the side, shaver socker point, anthracite ladder style radiator, extractor fan and spotlights.

BEDROOM TWO
9'6" x 13'6" (max) x 12'2" (min) (2.92m x 4.12m (max) x 3.73m (min))
UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE
18'10" x 7'3" (max) x 4'0" (min) (5.75m x 2.23m (max) x 1.24m (min))
Overstairs storage cupboard, loft access, central heating radiator, UPVC double glazed windows to the side and front.

BATHROOM/W.C.
7'0" x 6'5" (2.15m x 1.96m)
Low flush w.c., wash basin with mixer tap and panelled bath with overhead shower and shower screen. UPVC double glazed frosted window to the rear, spotlights, chrome ladder style radiator and extractor fan.

OUTSIDE
To the front is a block paved driveway providing off road parking, mature trees and flowers with steps leading to the front door. To the side is a further driveway for two vehicles leading to the single garage with power, light and manual up and over door. To the rear is a tiered low maintenance garden incorporating a stone paved patio area, perfect for outdoor dining and entertaining, an artificial lawn and planted features, fully enclosed by walls and timber fencing.

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.

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.