



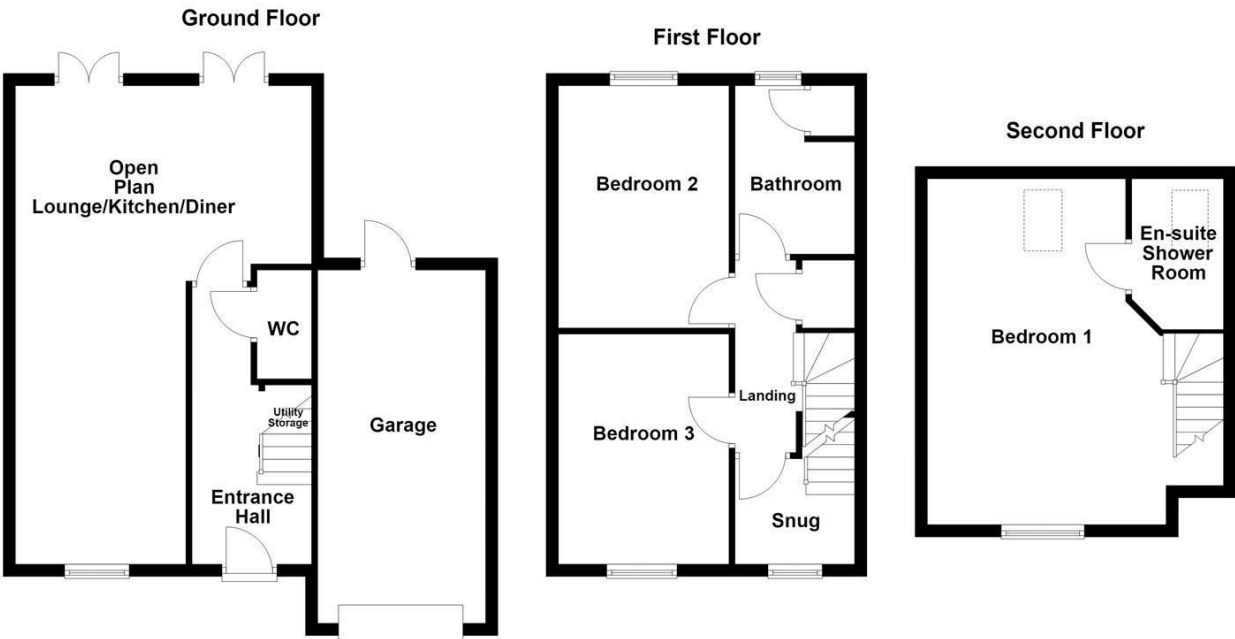
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01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

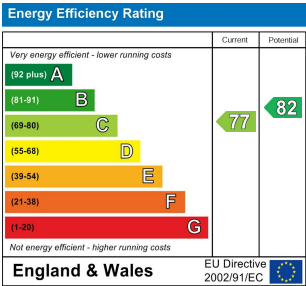


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



29 The Point, Wakefield, WF2 9SZ

For Sale Freehold £245,000

Nestled within a modern development on the outskirts of Wakefield city centre is this superbly presented three bedroom end townhouse, offering spacious and versatile accommodation arranged over three floors. Boasting three generous double bedrooms, a contemporary open plan kitchen, dining and living space, a versatile snug, off road parking for two vehicles, an integral garage and an attractive enclosed rear garden, this is an ideal home for growing families and professional couples alike.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor and access to a downstairs WC and the impressive open plan kitchen, dining and living space. Designed with modern living in mind, this sociable space enjoys direct access to the rear garden. To the first floor are two well proportioned double bedrooms, the family bathroom, a useful storage cupboard and a versatile snug. A further staircase leads to the second floor, where the principal bedroom enjoys a sense of privacy together with loft access and its own en suite shower room. Externally, the property benefits from a lawned frontage together with a driveway providing off road parking for two vehicles and leading to the integral single garage. The garage benefits from an up and over door, power, lighting and a vaulted ceiling, whilst an EV charging point provides a further practical addition. The attractive rear garden is predominantly laid to lawn with established trees and shrubs, together with a paved patio area ideal for outdoor dining and entertaining. Fully enclosed by timber fencing, the garden provides a secure space for both children and pets.

The property is conveniently positioned for a range of local shops, schools and everyday amenities, with a wider selection available in nearby Wakefield city centre. Wakefield Westgate railway station provides direct connections to Leeds, Manchester and London, whilst both the M1 and M62 motorway networks are within easy reach, making this an excellent choice for commuters.

An early viewing is highly recommended to fully appreciate the space, presentation and versatility this fantastic modern home has to offer.



ACCOMMODATION

ENTRANCE HALL

14'10" x 6'5" [4.53m x 1.96m]

Front entrance door with frosted glass panel leading into the entrance hall. Stairs providing access to the first floor landing, understairs storage, utility/storage area, access to the open plan lounge kitchen diner and downstairs W.C., together with a column style central heating radiator.

W.C.

3'1" x 5'9" [0.95m x 1.76m]

Extractor fan, central heating radiator, low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, partial timber wall panelling and dado rail.

OPEN PLAN LOUNGE KITCHEN DINER

25'7" x 15'10" [7.80m x 4.85m]

Fitted with a range of modern Shaker style wall and base units with laminate work surfaces over, incorporating a ceramic Belfast sink with mixer tap and tiled splashbacks. Four ring hob with extractor hood above, integrated oven, space and plumbing for a dishwasher, space for an American style fridge freezer and space for a microwave. Two sets of UPVC double glazed French doors leading onto the rear garden, UPVC double glazed window to the front and two central heating radiators.



FIRST FLOOR LANDING

Central heating radiator, access to a further utility/storage cupboard and doors leading to bedroom two, bedroom three, the bathroom and snug.

BEDROOM TWO

9'0" x 13'0" [2.75m x 3.97m]

UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.



BEDROOM THREE

8'11" x 10'3" [2.73m x 3.13m]

UPVC double glazed window to the front, central heating radiator, decorative wall panelling and fitted wardrobes with sliding doors.



BATHROOM/W.C.

9'1" x 6'7" [2.77m x 2.03m]

Frosted UPVC double glazed window to the rear, central heating radiator and a modern suite comprising low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, and panelled bath with mixer tap, overhead shower and shower attachment. Partial tiling, extractor fan, partial dado rail and LED mirror. A useful storage cupboard houses the Worcester combination boiler.



SNUG

5'8" x 6'6" [1.73m x 2.00m]

UPVC double glazed window to the front, central heating radiator and staircase providing access to the second floor and bedroom one.

BEDROOM ONE

15'11" x 18'7" [4.86m x 5.68m]

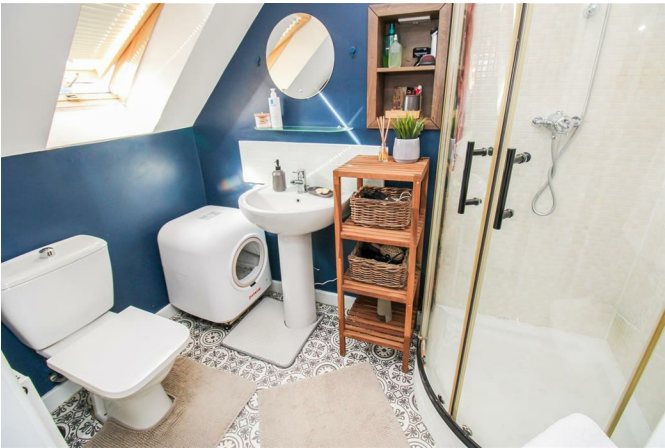
UPVC double glazed window to the front, Velux skylight to the rear, central heating radiator, fitted wardrobes and storage units, loft access and access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'11" x 8'0" [1.50m x 2.46m]

Extractor fan, central heating radiator, Velux skylight, low flush W.C., ceramic wash basin with tiled splashback and shower enclosure with mains fed shower, shower attachment and glass shower screen. Partial tiling.



OUTSIDE

To the front of the property is a combination of block paved and tarmac driveway providing off road parking for two vehicles with electric charging point leading to the attached single garage. There is also an EV charging point, with the remainder of the front garden mainly pebbled with planted features. To the rear is an enclosed garden which is mainly laid to lawn and incorporates pebbled and planted borders with mature trees and shrubs. There is also a decked patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.



GARAGE

18'6" x 9'1" [5.65m x 2.78m]

Attached single garage with electric up and over door with two remotes, power and lighting and a vaulted ceiling providing useful additional storage.

COUNCIL TAX BAND

The council tax band for this property is TBC.

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.