WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
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9 Abbey Close, East Ardsley, Wakefield, WF3 2FD

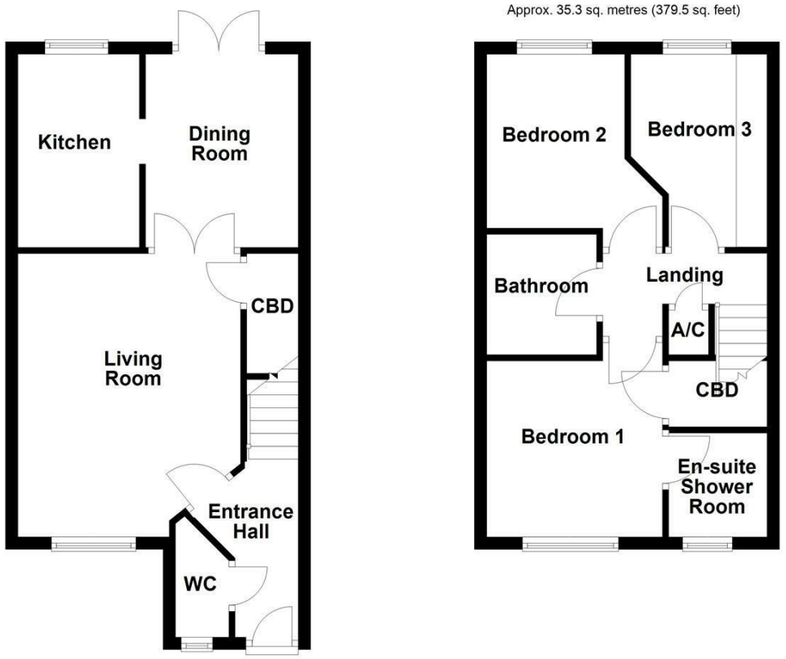
For Sale Leasehold £210,000

Located on this attractive modern development is this well presented three bedroom mid townhouse, offering spacious and well proportioned accommodation throughout, together with off road parking and an enclosed rear garden.

The accommodation is accessed via an entrance hall with doors leading to a modern downstairs WC and a spacious living room, which benefits from useful understairs storage and double doors opening into the dining room. The dining room features an archway through to a modern fitted kitchen with integrated appliances and French doors opening onto the rear garden, completing the ground floor. To the first floor, the landing provides access to three good sized bedrooms and a contemporary three piece house bathroom. The principal bedroom benefits from its own en suite shower room, while bedroom three features fitted wardrobes providing excellent storage. Externally, the front of the property offers off road parking with a designated space, alongside a paved pathway leading to the entrance and a low maintenance frontage. To the rear, there is a paved patio area ideal for outdoor dining, overlooking a low maintenance enclosed garden with a timber shed. The garden is fully enclosed by timber fencing with outside lighting and a water connection.

The property is ideally located within walking distance of local amenities and schools, with regular bus routes providing access to Wakefield city centre and Leeds. The M1 and M62 motorway networks are also easily accessible, making it ideal for commuters.

Only a full internal inspection will fully appreciate the space and quality this home has to offer. An early viewing is highly recommended.



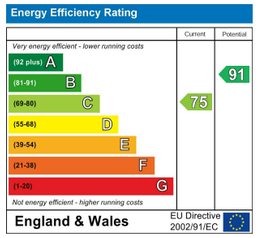
Total area: approx. 73.7 sq. metres (793.6 sq. feet)

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
Accessed via a composite front entrance door, with staircase leading to the first floor landing and doors through to the downstairs WC and living room.

W.C.
2'10" x 5'11" (0.87m x 1.82m)
Fitted with a low flush WC, wash basin with mixer tap and tiled splashback, with a frosted UPVC double glazed window to the front and central heating radiator.

LIVING ROOM
11'9" x 14'11" (3.60m x 4.57m)
UPVC double glazed window to the front, central heating radiator, access to an understairs storage cupboard and double doors leading through to the dining room.



DINING ROOM
10'2" x 8'0" (3.12m x 2.45m)
Central heating radiator, feature archway through to the kitchen and UPVC double glazed French doors leading out to the rear garden.

KITCHEN
Fitted with a range of high gloss wall and base units with laminate work surfaces and upstands, stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and extractor over, space and plumbing for a washing machine and dishwasher, space for a freestanding fridge freezer, wall mounted boiler and UPVC double glazed window overlooking the rear garden.



FIRST FLOOR LANDING
Providing access to three bedrooms, the house bathroom, airing cupboard and loft via a pull down ladder.

BEDROOM ONE
10'3" x 9'4" (3.13m x 2.85m)
UPVC double glazed window to the front, central heating radiator, built in storage cupboard and access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
5'2" x 5'4" (1.59m x 1.63m)
Comprising a three piece suite including shower cubicle with glass screen and mains fed shower, low flush WC and wash basin set into vanity unit, with fully tiled walls and floor, chrome heated towel rail and frosted UPVC window to the front.



BEDROOM TWO
9'5" x 7'4" (2.88m x 2.25m)
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE
10'4" x 5'4" (3.17m x 1.65m)
UPVC double glazed window to the rear, central heating radiator and fitted wardrobe with sliding doors.

BATHROOM/W.C.
5'7" x 6'3" (1.71m x 1.93m)
Fitted with a three piece suite comprising panel bath with shower attachment, pedestal wash basin and low flush WC, with tiled splashbacks, extractor fan and vanity mirror with LED lighting.



OUTSIDE
To the front, there is a tarmac driveway providing off road parking, a paved pathway and low maintenance slate borders with an external light. To the rear, the garden is designed for low maintenance with a timber decked seating area, artificial lawn, enclosed fencing, timber shed and external lighting, along with a water point beneath the kitchen window.



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.

LEASEHOLD
The service charge is £237.40 (pa) and ground rent £100 (pa) for the first 25 years of the lease term. The rent will increase on 1 January 2032 to £200.00 (pa). The remaining term of the lease is 980 years (2026). A copy of the lease is held on our file at the Wakefield office.