



WAKEFIELD
01924 291 294

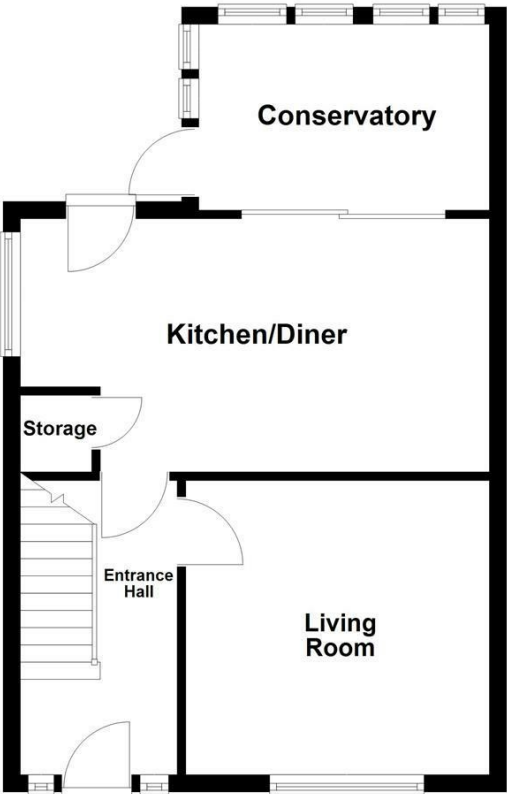
OSSETT
01924 266 555

HORBURY
01924 260 022

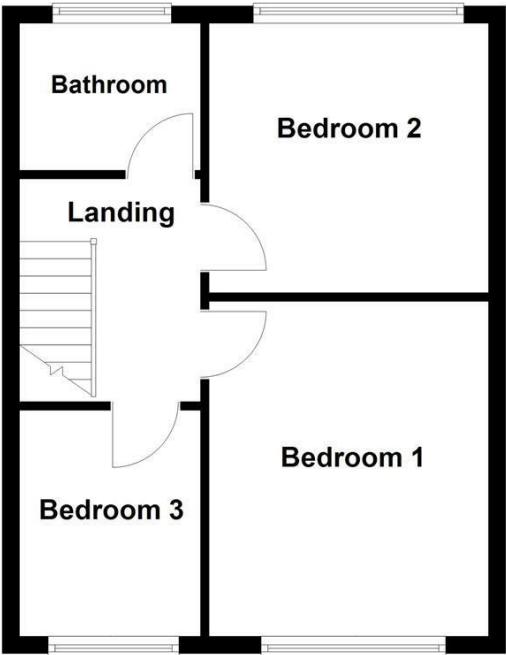
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

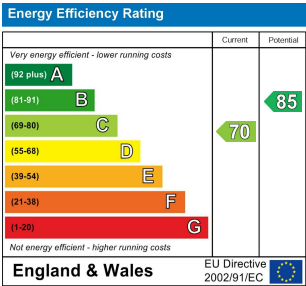


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



12 Manor Rise, Walton, Wakefield, WF2 6PE
For Sale Freehold Offers Over £270,000

Tucked away in the sought after location of Walton in Wakefield is this three bedroom semi detached home. Boasting off road parking, gardens front and rear, spacious accommodation throughout and an additional conservatory area to the rear.

The property briefly comprises of an entrance hall with stairs to the first floor landing and doors to the living room and open plan kitchen dining room, which provides access to the conservatory. Upstairs, there are two double bedrooms, a single bedroom and the house bathroom. The front includes a driveway with ample parking and a lawn. The driveway extends to a detached single garage at the rear. The tiered rear garden comprises two decked areas, with the third including lawned and patio areas, all enclosed by timber fencing.

The property is well placed for local amenities, including shops and schools, local bus routes are nearby travelling to and from the city centre. There is good access to the motorway network ideal for the commuter wishing to work or travel further afield.

The property would be suitable for a range of buyers including families or the young working couple looking to gain access onto the property market. An early viewing comes recommended to avoid any level of disappointment.



ACCOMMODATION

ENTRANCE HALL

UPVC part stained glass entrance door. Central heating radiator, staircase to the first floor landing, doors to the living room and kitchen dining room. Understairs storage.

LIVING ROOM

11'2" x 11'6" [3.41m x 3.52m]

UPVC double glazed window to the front, electric fire place with feature surround.



KITCHEN DINER

9'7" x 17'10" [2.94m x 5.44m]

Open plan kitchen diner, UPVC double glazed window to the side, UPVC part glazed barn door to the rear. A range of wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, four ring gas hob with extractor fan over. Space and plumbing for a washing machine, integrated dishwasher, integrated cooker, integrated fridge freezer. Central heating radiator, sliding door entry into the conservatory. Pantry area.

CONSERVATORY

7'1" x 11'0" [2.16m x 3.37m]

UPVC door to the side leading onto the garden, UPVC double glazed windows surrounding and open sun roof. Central heating radiator.

FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access. Doors into three bedrooms and bathroom.

BEDROOM ONE

12'9" x 10'7" [3.89m x 3.24m]

UPVC double glazed window to the front, central heating radiator.



BEDROOM TWO

10'3" x 10'7" [3.13m x 3.24m]

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

BATHROOM

5'7" x 6'10" [1.71m x 2.10m]

Frosted UPVC double glazed window to the rear, chrome ladder style radiator. Low flush W.C., panel bath with mixer tap and shower head attachment, wall hung hand wash basin with mixer tap. Tiled floor, spotlights to the ceiling, extractor fan.



BEDROOM THREE

8'7" x 6'10" [2.62m x 2.10m]

UPVC double glazed window to the front, central heating radiator.



OUTSIDE

To the front of the property there is a laid to lawn area and a large driveway providing ample off road parking for up to three vehicles which leads down the side of the property to a detached garage with manual up and over door. To the rear of the property there are two tiered decked areas and a third tiered lawned and patio area, all of which is enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.