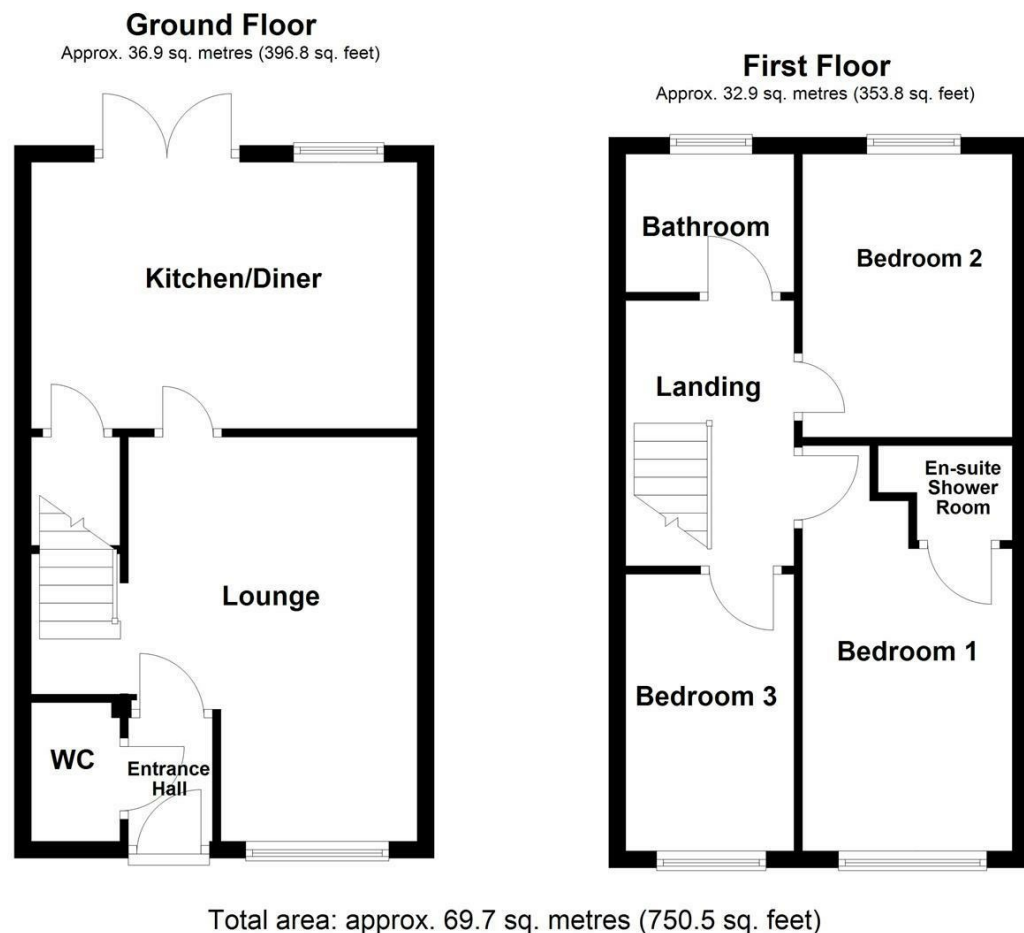


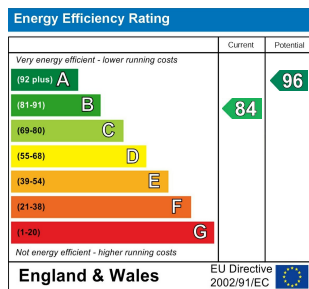


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



41 Reservoir View, East Ardsley, Wakefield, WF3 2GG

For Sale Freehold £280,000

Enjoying a tucked away position on this modern development is this superbly presented three bedroom semi detached home, benefitting from UPVC double glazing, gas central heating, off road parking and an attractive enclosed rear garden.

The accommodation briefly comprises an entrance hall, downstairs WC, spacious living room and a modern kitchen diner. To the first floor, the landing provides access to three bedrooms, two of which are doubles, with the principal bedroom benefitting from an en suite shower room, along with a contemporary bathroom. Externally, the property offers low maintenance gardens to the front, off street parking via a block paved driveway for two vehicles, and an attractive rear garden incorporating a lawn and stone flagged patio area, ideal for outdoor dining and entertaining.

The property is ideally located for a range of local amenities and well regarded schools, with regular bus routes nearby and excellent access to the motorway network for commuters.

This is a fantastic home, ideally suited to a young couple or growing family, and an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor landing, wood effect flooring, radiator, loft access and doors to three bedrooms and the bathroom.

W.C.

Fitted with a low flush W.C., pedestal wash basin with tiled splashback, heated towel radiator and wood effect tiled flooring.

LOUNGE

11'10" [max] x 7'7" [min] x 16'1" [3.62m [max] x 2.32m [min] x 4.91m]
Solid wood herringbone flooring, radiator, UPVC double glazed bay window to the front and stairs to the first floor landing.



KITCHEN/DINER

14'11" x 10'6" [4.56m x 3.21m]
Fitted with a range of modern wall and base units with work

surfaces over incorporating a stainless steel sink and drainer with mixer tap. Integrated oven and grill, four ring gas hob with splashback and extractor hood above, integrated fridge and freezer, integrated slimline dishwasher and plumbing for a washing machine. Wood effect tiled flooring, contemporary vertical radiator, UPVC double glazed window and French doors to the rear, inset spotlights and under stairs storage cupboard.



FIRST FLOOR LANDING

Doors to three bedrooms and house bathroom.

BEDROOM ONE

13'8" [max] x 11'9" [min] x 8'5" [4.18m [max] x 3.59m [min] x 2.59m]
UPVC double glazed window to the front, radiator, wood flooring and access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'6" x 4'8" [1.38m x 1.43m]
Fitted with a low flush W.C., pedestal wash basin with tiled splashback, chrome heated towel radiator and shower cubicle with electric shower and full tiling.



BEDROOM TWO

8'7" x 10'4" [2.62m x 3.16m]
UPVC double glazed window to the rear, radiator and wood flooring.



BEDROOM THREE

6'5" x 8'9" [1.96m x 2.68m]
UPVC double glazed window to the front, radiator and wood flooring.

BATHROOM/W.C.
5'7" x 6'4" [1.71m x 1.94m]

Fitted with a low flush W.C., pedestal wash basin with tiled splashback, heated towel radiator, panel bath with partial tiling and frosted UPVC double glazed window to the rear.



OUTSIDE

To the front are low maintenance pebbled garden areas with pathways to the front and side, along with a block paved driveway providing off street parking for two vehicles. To the rear is an attractive lawned garden incorporating a stone flagged patio area and a timber summer house with seating inside.



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.