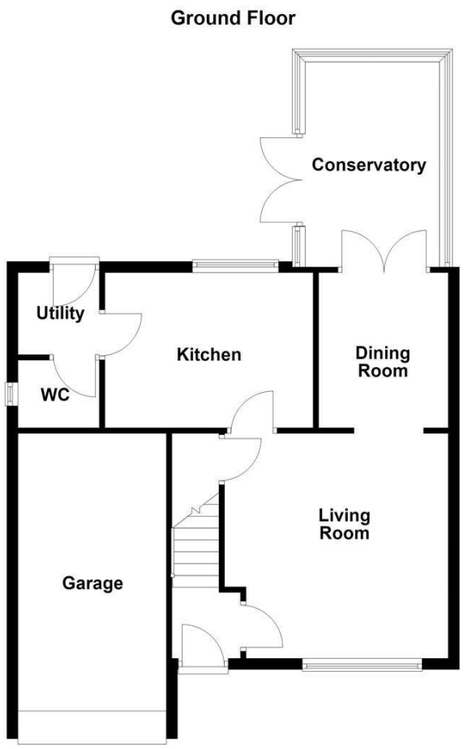
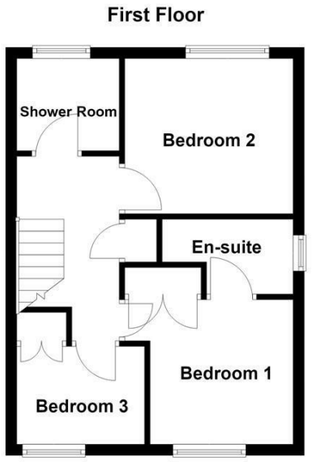
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7 High Keep Fold, Hall Green, Wakefield, WF4 3QL

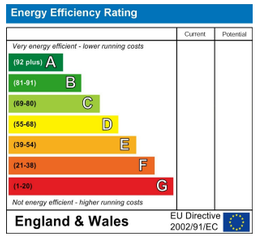
For Sale Freehold £280,000

A well proportioned and attractively presented three bedroom detached family home, benefitting from an en suite to the principal bedroom, a conservatory overlooking the rear garden, driveway parking and an integral garage.

Benefitting from gas fired central heating and double glazed windows, this comfortable modern home is approached through a welcoming entrance hall which leads into a good sized living room with feature fireplace. An archway leads through to the separate dining room, which in turn opens into the well proportioned conservatory overlooking the rear garden. The kitchen is fitted with a broad range of modern units and integrated cooking facilities, with an adjoining utility room and downstairs W.C. completing the ground floor accommodation. To the first floor, the principal bedroom benefits from fitted furniture and its own en suite shower room. There are two further well proportioned bedrooms, both served by the modern family shower room. Externally, the property has gardens to both the front and rear, together with driveway parking leading to the integral garage. The rear garden is particularly pleasant, with lawn, established borders and a raised patio area ideal for outdoor dining and entertaining.

The property is situated in this popular residential area on the southern fringe of Wakefield, within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities is available in Wakefield city centre, which also benefits from mainline rail connections and convenient access to the national motorway network.

Only a full internal inspection will truly reveal everything this attractive family home has to offer. An early viewing is highly recommended.



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
Composite front entrance door leading into the entrance hall. Central heating radiator and staircase providing access to the first floor landing.

LIVING ROOM
13'5" x 13'5" (4.10m x 4.10m)
Window overlooking the front elevation and double central heating radiator. Feature fireplace with marble inset and hearth, housing an electric fire. Useful understairs storage cupboard and archway leading through to the dining room.

DINING HALL
9'2" x 7'6" (2.80m x 2.30m)
Central heating radiator and double glazed French doors providing access into the conservatory.



CONSERVATORY
12'1" x 8'2" (3.70m x 2.50m)
Glazed roof, central heating radiator and double French doors opening onto the patio and rear garden.



KITCHEN
12'5" x 9'2" (3.80m x 2.80m)
Window overlooking the rear garden. Fitted with a broad range of white fronted wall and base units with butcher block style laminate work surfaces over and tiled splashbacks. Inset stainless steel sink unit, four ring gas hob with extractor hood above, built-in oven and grill, space for a tall fridge freezer and central heating radiator.



UTILITY ROOM
4'11" x 4'11" (1.50m x 1.50m)
External door providing access to the rear. Space and plumbing for a washing machine and dishwasher. Wall mounted Worcester Bosch gas fired central heating boiler.

DOWNSTAIRS W.C.
4'11" x 3'11" (1.50m x 1.20m)
Frosted window overlooking the side elevation. Fitted with a two piece white and chrome suite comprising low flush W.C. and vanity wash basin with storage below. Central heating radiator.

FIRST FLOOR LANDING
Loft access hatch and useful built-in linen cupboard.

BEDROOM ONE
9'6" x 8'10" (2.90m x 2.70m)
Window overlooking the front elevation and central heating radiator. A good range of fitted wardrobes with matching drawers and cupboards. Access to the en suite shower room.



EN SUITE SHOWER ROOM
7'10" x 4'7" (2.40m x 1.40m)
Frosted window overlooking the side elevation. Fitted with a three piece suite comprising shower enclosure with thermostatic shower and glazed door, vanity wash basin with storage below and low flush W.C. Part tiled walls, central heating radiator and extractor fan.



BEDROOM TWO
10'2" x 8'10" (3.10m x 2.70m)
Window overlooking the rear garden and central heating radiator.



BEDROOM THREE
7'6" x 5'10" (2.30m x 1.80m)
Window overlooking the front elevation and central heating radiator. Useful overstairs wardrobe.

SHOWER ROOM
6'2" x 5'6" (1.90m x 1.70m)
Frosted window overlooking the rear elevation. Fitted with a three piece suite comprising wide shower enclosure with Triton electric shower and glazed screen, vanity wash basin with storage below and low flush W.C. Panelled walls, chrome ladder style heated towel radiator and extractor fan.

OUTSIDE
To the front is a neat lawned garden together with a driveway providing side-by-side off road parking. The driveway leads to the integral garage. To the rear is a larger enclosed garden laid mainly to lawn, with a raised patio seating area and well established beds and borders.



INTEGRAL GARAGE
Integral garage providing useful parking and storage space.

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.