

<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 7 Tuke Grove, Wakefield, WF1 4SL

### For Sale Freehold Guide Price £280,000 - £285,000

Situated on a modern development close to Pinderfields hospital is this well presented four bedroom mid town house benefitting from two reception rooms, single garage and enclosed rear garden.

The property comprises of an entrance hall, downstairs w.c., dining room leading through the kitchen/breakfast room. The first floor landing leads to the living room and bedroom one (with en suite shower room). Externally to the front of the property there is a low maintenance pebbled buffer garden and single garage with driveway in front providing off road parking. To the rear is an enclosed garden with artificial lawn and paved patio area.

Situated on this modern development, this property is ideally located for anyone that works at Pinderfields hospital or those looking to walk into Wakefield city centre for all the shops and amenities it has to offer. It is also well situated for local bus routes, as well as the motorway network only being a short drive away.

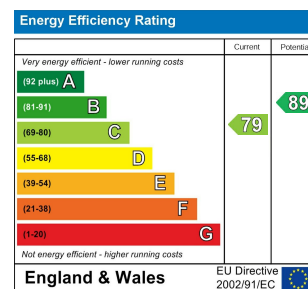
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

**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, tiled floor, stairs to the first floor landing, coving to the ceiling, central heating radiator, double doors leading into the dining room and doors to the downstairs w.c. and storage cupboard.

##### W.C.

6'1" x 4'8" [1.87m x 1.44m]

Low flush w.c., pedestal wash basin and tiled splash back. Extractor fan, tiled floor, central heating radiator and door to the understairs storage cupboard.

##### DINING ROOM

10'2" x 16'2" [min] x 18'1" [max] [3.12m x 4.93m [min] x 5.52m [max] ]

UPVC double glazed bay window overlooking the front aspect, two central heating radiators, tiled floor, coving to the ceiling and door providing access into the kitchen/breakfast room.



##### KITCHEN/BREAKFAST ROOM

11'5" [max] x 6'9" [min] x 16'10" [3.48m [max] x 2.07m [min] x 5.15m]

Range of wall and base units with granite work surface over, stainless steel sink with mixer tap, integrated oven and grill with four ring induction and cooker hood. Fridge/freezer, integrated dishwasher, integrated washer/dryer and matching cupboard housing the boiler. UPVC double glazed window and a set of UPVC double glazed french doors to the rear aspect, central heating radiator, tiled floor and inset spotlights.

##### FIRST FLOOR LANDING

Coving to the ceiling, central heating radiator, stairs to the second floor landing, doors to the living room and bedroom one.

##### BEDROOM ONE

9'9" x 10'2" [2.99m x 3.11m]

Range of fitted wardrobes, UPVC double glazed window overlooking the rear aspect, coving to the ceiling, central heating radiator and door providing access into the en suite shower room.



##### EN SUITE SHOWER ROOM/W.C.

6'8" x 4'1" [min] x 6'11" [max] [2.05m x 1.27m [min] x 2.12m [max]]

Three piece suite comprising larger than average shower cubicle with mixer shower, low flush w.c. and pedestal wash basin. Central heating radiator, tiled floor, shaver socket point, extractor fan and UPVC double glazed frosted window overlooking the rear elevation. Door to the airing cupboard.

##### LIVING ROOM

9'9" [min] x 16'10" [max] x 15'3" [2.99m [min] x 5.15m [max] x 4.67m]

UPVC double glazed bay window and further double glazed window overlooking the front aspect, coving to the ceiling and two central heating radiators.



##### SECOND FLOOR LANDING

Coving to the ceiling and doors to three bedrooms and house bathroom.

##### BATHROOM/W.C.

6'10" x 7'1" [2.09m x 2.17m]

Three piece suite comprising pedestal wash basin, low flush w.c. and panelled bath. UPVC double glazed frosted window overlooking the rear elevation, shaver socker point, tiled floor, extractor fan and central heating radiator.



##### BEDROOM TWO

9'3" x 16'1" [2.83m x 4.91m]

Loft access, coving to the ceiling, UPVC double glazed window overlooking the front elevation and central heating radiator.



##### BEDROOM THREE

9'3" x 11'5" [2.84m x 3.50m]

Coving to the ceiling, UPVC double glazed window overlooking the rear elevation and central heating radiator.

##### BEDROOM FOUR

12'5" [max] x 9'7" [min] x 7'2" [3.81m [max] x 2.94m [min] x x 2.20m]

Coving to the ceiling, UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access into the storage cupboard.

##### OUTSIDE

The property has a single garage with manual up and over door with driveway to the front providing off road parking. There is a low maintenance pebbled buffer garden with pathway to the front door. To the rear is a paved patio area, perfect for entertaining and dining purposes and a paved pathway next to an artificial lawn, surrounded by timber fencing and timber gate providing access into the pathway behind the property.



##### PLEASE NOTE

The vendors pay a service charge of £200.00 [pa].

##### 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.