



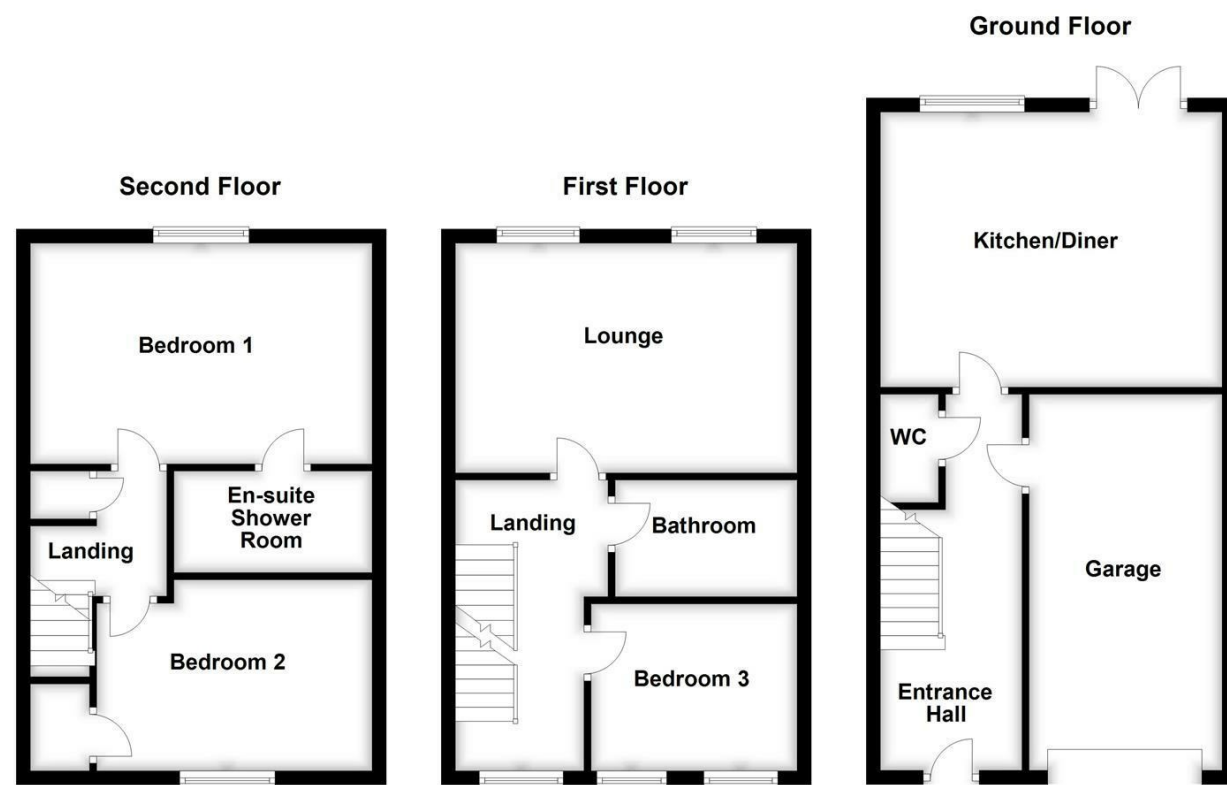
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## 15 Ashworth Square, Wakefield, WF1 4SN

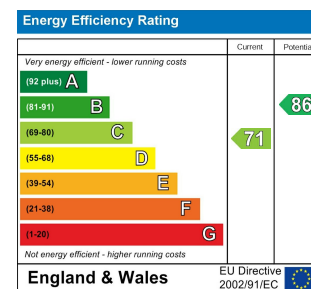
For Sale Freehold £260,000

Located close to Pinderfields Hospital on a modern development is this three bedroom mid town house with accommodation spread over three levels benefitting from ample off road parking and enclosed rear garden.

The property briefly comprises of entrance hall, integral garage, kitchen/diner and downstairs w.c. The first floor landing leads to the lounge, the house bathroom and bedroom three. A further set of stairs lead to two further bedrooms with bedroom one boasting en suite shower room. Outside to the front is a tarmac driveway providing off road parking for two vehicles leading to the integral garage. To the rear the garden is lawned incorporating planted features and paved patio area, perfect for entertaining and dining purposes fully enclosed by timber fencing with a gate to the rear.

The property is well placed for access to a range of amenities including local shops, schools, bus routes, Wakefield city centre itself and within walking distance of Pinderfields Hospital. The motorway network is only a short drive away for those wishing to commute further afield.

An ideal home for the professional couple or family and an early viewing is recommended to avoid disappointment.



### 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.

### 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,

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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



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## ACCOMMODATION

### ENTRANCE HALL

Central heating radiator, stairs to the first floor landing with understairs storage and doors to the downstairs w.c. and kitchen/dining room.

### W.C.

2'10" x 6'7" [0.88m x 2.02m]

Central heating radiator, extractor fan, low flush w.c., pedestal wash basin with tiled splash back.

### KITCHEN/DINING ROOM

12'10" x 16'2" [3.92m x 4.95m]

Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Integrated double oven, four ring gas hob with stainless steel extractor hood above, space and plumbing for a washing machine and fridge/freezer. UPVC double glazed window and set of French doors to the rear, two central heating radiators and spotlights to the ceiling.



### INTEGRAL GARAGE

Single integral garage with manual up and over and light.

### FIRST FLOOR LANDING

UPVC double glazed window to the front, central heating radiator and doors to the lounge, bathroom and bedroom three. A further staircase leading to the second floor.

### LOUNGE

10'10" x 16'3" [3.31m x 4.96m]

Two central heating radiators, coving to the ceiling and two UPVC double glazed windows to the rear.

### BATHROOM/W.C.

5'5" x 8'2" [1.67m x 2.5m]

Extractor fan, central heating radiator, low flush w.c., pedestal wash basin and panelled bath.



### BEDROOM THREE

9'6" x 7'10" [2.92m x 2.39m]

Two UPVC double glazed windows to the front and central heating radiator.



### SECOND FLOOR LANDING

Access to hot water tank and doors to two further bedrooms.

### BEDROOM ONE

16'2" x 10'1" [4.93m x 3.08m]

Central heating radiator, loft access, access to the en suite shower room, UPVC double glazed window to the rear, fitted drawers and a fitted wardrobe including storage area



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

4'7" x 9'1" [1.4m x 2.79m]

Extractor fan, central heating radiator, shaver socket point, low flush w.c., pedestal wash basin, shower cubicle with shower head attachment and glass shower screen. Partially tiled.

### BEDROOM TWO

12'9" x 9'5" [max] x 7'7" [min] [3.9m x 2.88m [max] x 2.33m [min]]

Overstairs storage cupboard, central heating radiator and UPVC double glazed window to the front.



### OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking for two vehicles leading to the single integral garage and a paved pathway to the front door. To the rear the garden is laid to lawn with planted features and paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing with timber gate to the rear.



### 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.