



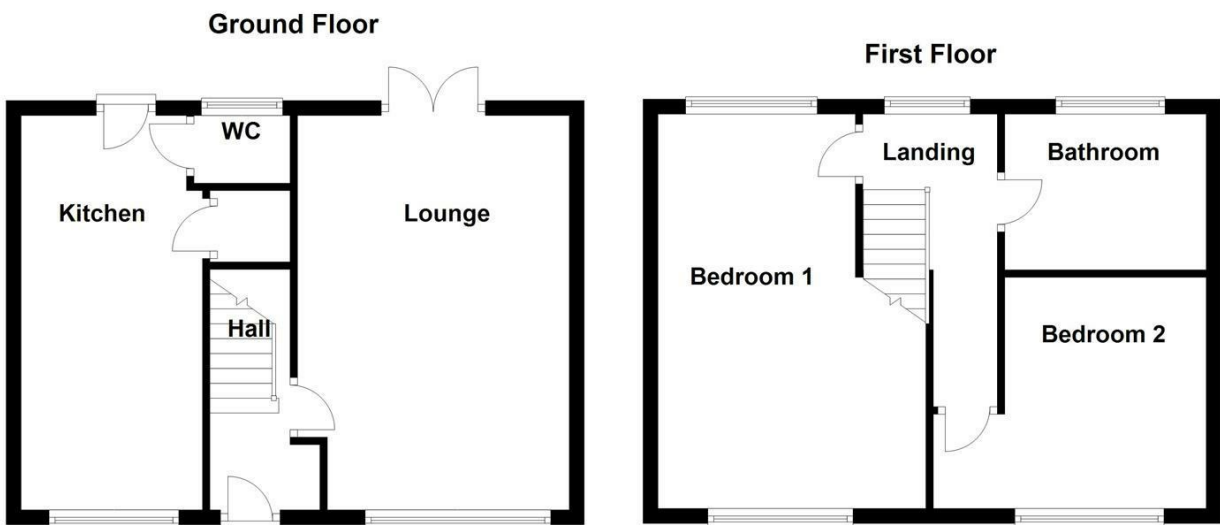
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



4 Aysgarth Drive, Wakefield, WF2 8BD

For Sale Freehold £185,000

Done to a high standard and ready to move into is this superbly presented two bedroom semi detached property with the potential to convert back to a third bedroom if required. The property benefits from gated driveway parking and spacious rear garden.

The property briefly comprises of the entrance hall, living room, kitchen and downstairs w.c. The first floor landing leads to two double bedrooms and family shower room/w.c. Outside the property has a pebbled driveway accessed via wooden electric gates. To the rear is a lawned garden with corner decked seating area.

The property is ideally located for all local shops and amenities including being within walking distance of local schools. The M1 motorway network is only a short drive away, perfect for those looking to commute further afield for work.

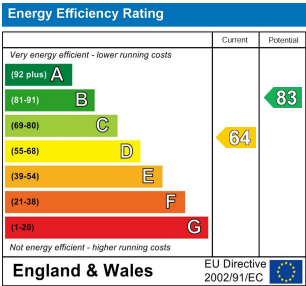
Ready to move into, this property would make a fantastic home and a viewing is highly recommended.

**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

Stairs to the first floor landing, access to the lounge and kitchen.

### LOUNGE

17'4" x 11'10" [5.30m x 3.63m]

UPVC double glazed window to the front elevation, feature fireplace with wood surround, central heating radiator and UPVC double glazed French doors to the rear garden.



### KITCHEN

17'4" x 7'10" [5.30m x 2.41m]

Fitted kitchen with a range of wall and base units including breakfast bar with wooden work surface, partial tiled splash back, integrated gas hob and oven with cooker hood, space for a washing machine and integrated fridge/freezer. Central heating radiator and access to built in storage cupboard and downstairs w.c. UPVC double glazed door to the rear garden and UPVC double glazed window to the front elevation.



### W.C.

Two piece suite comprising low flush w.c. and wash basin. UPVC double glazed frosted window to the rear.

### FIRST FLOOR LANDING

UPVC double glazed window to the rear, access to two bedrooms and family shower room.

### BEDROOM ONE

17'4" x 11'3" [5.30m x 3.43m]

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



### BEDROOM TWO

11'11" x 10'2" [3.64m x 3.11m]

UPVC double glazed window to the front elevation and central heating radiator.



### SHOWER ROOM/W.C.

8'10" x 6'10" [2.7m x 2.09m]

Three piece suite comprising walk in shower cubicle, low flush w.c. and vanity wash hand basin with mixer tap. Chrome style ladder radiator and UPVC double glazed frosted window to the rear.



### OUTSIDE

To the front the property is accessed via wooden electric gates onto a low maintenance pebbled lawn and driveway parking with ample space for two/three cars. To the rear is a flagged patio seating area and spacious lawn incorporating corner decked seating area with space for a shed. There is side gated access to the front of the property.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.