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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



## 12 The Rowans, Robin Hood, WF3 3FA

### For Sale Freehold £265,000

Nestled in a cul-de-sac location on a modern development is this well appointed three bedroom semi detached property benefitting from spacious orangery extension, ample off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., living room, kitchen/diner and orangery. The first floor landing leads to three bedrooms (with bedroom one boasting en suite shower facilities) and the house bathroom/w.c. Outside to the front of the property the garden is laid to lawn with paved pathway to the front door. There is a driveway in front of the property providing off road parking for two vehicles. To the rear the garden is laid to lawn incorporating mature shrubs and tree with space for a timber shed and raised decked patio area, fully enclosed by timber fencing.

This property would make an ideal purchase for the growing family looking in the Robin Hood area and is aptly placed to local amenities such as shops and schools as well as transport links.

This property has no chain and a vacant possession and only a full internal inspection will truly show what is to offer at the property and so an early viewing comes highly advised to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, central heating radiator, solid oak doors with chrome handles to the downstairs w.c. and living room. Stairs to the first floor landing with handrail.

### W.C.

3'0" x 5'6" [max] x 3'10" [min] [0.92m x 1.68m [max] x 1.18m [min]]  
UPVC double glazed frosted window to the front, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

### LIVING ROOM

14'3" x 12'0" [max] x 7'9" [min] [4.36m x 3.68m [max] x 2.38 [min]]  
Solid oak doors with chrome handles to the understairs storage cupboard, door to the kitchen/diner, UPVC double glazed window to the front and central heating radiator.



### KITCHEN DINING ROOM

15'3" x 8'9" [4.66m x 2.67m]  
Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, four ring gas hob with stainless steel splash back and extractor hood above. Integrated oven, space and plumbing for a dishwasher, space for a washing machine and space for a fridge/freezer. An opening and UPVC double glazed window into the orangery, spotlights to the ceiling and central heating radiator.

### ORANGERY

8'9" x 12'3" [2.69m x 3.74m]  
UPVC double glazed window to the side, UPVC double glazed sliding door to the rear garden, window to the kitchen/diner, full skylight to the ceiling and partial spotlights. Multi fuel burning stove with stone hearth. LVT flooring.



### FIRST FLOOR LANDING

Loft access, solid oak doors with chrome handles to a storage cupboard and doors to three bedrooms and the house bathroom.

### BEDROOM ONE

12'0" x 9'5" [max] x 3'6" [min] [3.68m x 2.88m [max] x 1.07m [min]]  
UPVC double glazed window to the front, central heating radiator and door to the en suite shower room. Access to an over stairs storage cupboard.



### EN SUITE SHOWER ROOM

5'4" x 6'2" [max] x 3'5" [min] [1.63m x 1.89m [max] x 1.06m [min]]  
Extractor fan, UPVC double glazed frosted window to the front, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Shower cubicle with electric shower head attachment and glass shower screen.



### BEDROOM TWO

7'8" x 9'2" [2.35m x 2.81m]  
UPVC double glazed window to the rear and central heating radiator.



### BEDROOM THREE

7'7" x 5'9" [2.33m x 1.77m]  
UPVC double glazed window to the rear and central heating radiator.

### BATHROOM

6'0" x 5'10" [1.84m x 1.79m]  
Extractor fan, spotlights to the ceiling, UPVC double glazed frosted window to the side, chrome ladder style central heating radiator, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and shower head attachment.



### OUTSIDE

To the front of the property the garden is laid to lawn with paved pathway to the front door. There is a driveway in front of the property providing off road parking for two vehicles. To the rear the garden is laid to lawn incorporating mature shrubs and tree with space for a timber shed and raised decked patio area, fully enclosed by timber fencing.



### 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.