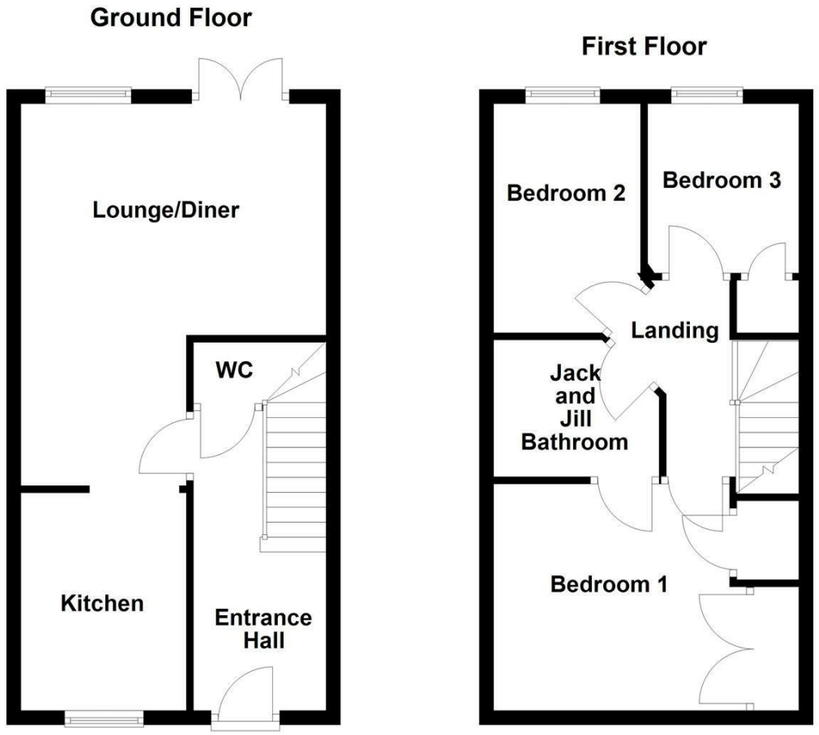
Richard Kendall Estate Agent

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3 Blackgate Mews, Tingley, Wakefield, WF3 1GN

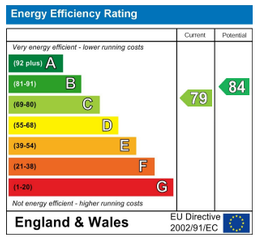
For Sale Freehold £234,950

Situated in a sought after cul de sac location is this superbly presented three bedroom mid townhouse. Offering well proportioned accommodation throughout, the property boasts three good sized bedrooms, a spacious open plan living arrangement, off road parking and an attractive south facing enclosed rear garden, making it an ideal purchase for a wide range of buyers.

The accommodation briefly comprises an entrance hall with staircase to the first floor, access to a downstairs WC and a spacious lounge diner. The lounge diner enjoys views over the rear garden and opens into a modern fitted kitchen, creating a sociable and versatile living space. To the first floor, the landing provides loft access and leads to three bedrooms and a Jack and Jill style family bathroom. Bedroom one benefits from direct access to the bathroom together with two useful storage cupboards, whilst bedroom three also enjoys its own built in storage cupboard. Externally, the front of the property is designed for low maintenance and incorporates a tarmac driveway providing off road parking for two vehicles, with paved steps leading to the entrance. To the rear is an attractive south facing enclosed garden, predominantly laid to lawn with raised planted borders, railway sleeper edging and two decked patio seating areas, ideal for outdoor dining and entertaining. There is also space for a garden shed, providing useful external storage.

Tingley is a highly desirable location, appealing to first time buyers, families, professional couples and those looking to downsize whilst remaining close to a wealth of local amenities. Shops and schools are within easy reach, whilst a wider range of facilities can be found in nearby Wakefield and Leeds. The popular White Rose Shopping Centre is less than a five minute drive away and Birstall Retail Park is around ten minutes away, with the area is well served by local bus routes. Morley railway station is also nearby, with Wakefield offering further rail connections to Leeds, Manchester and London. The M62 motorway network is easily accessible, as well as the M1, making the property ideal for commuters, whilst nearby East Ardsley Reservoir provides an excellent setting for scenic walks and outdoor recreation.

Only a full internal inspection will fully appreciate the quality, space and presentation this fantastic home has to offer. An early viewing is highly recommended to avoid disappointment.



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
Accessed via a frosted UPVC double glazed entrance door. Coving to the ceiling, central heating radiator, staircase leading to the first floor landing and doors providing access to the downstairs WC and lounge diner.

W.C.
2'9" x 6'1" (0.85m x 1.86m)
Fitted with a low flush WC and ceramic wash basin set into a vanity unit with storage beneath, mixer tap and tiled splashback. Extractor fan and central heating radiator.

LOUNGE/DINER
17'6" x 14'1" (5.35m x 4.3m)
A spacious reception room with UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading out to the rear garden, coving to the ceiling, two central heating radiators and an opening through to the kitchen.





KITCHEN
7'8" x 10'0" (2.35m x 3.07m)
Fitted with a range of modern shaker style wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring gas hob with stainless steel extractor hood above and integrated oven. Space and plumbing for a washing machine, space for a fridge freezer and the Worcester combination boiler is housed within the kitchen. UPVC double glazed window to the front elevation, central heating radiator, extractor fan and spotlights to the ceiling.

FIRST FLOOR LANDING
Loft access and doors leading to three bedrooms and the Jack and Jill style house bathroom.

BEDROOM ONE
10'4" x 12'0" (3.15m x 3.66m)
Two UPVC double glazed windows to the front elevation, central heating radiator, double door storage cupboard, single door storage cupboard and access through to the Jack and Jill bathroom.



JACK AND JILL BATHROOM/W.C.
6'3" x 7'7" (1.93m x 2.32m)
Fitted with a low flush WC, pedestal wash basin with mixer tap and tiled splashback, and a panelled bath with mixer tap and shower attachment with tiled surround. Extractor fan, spotlights to the ceiling and central heating radiator.



BEDROOM TWO
6'10" x 10'8" (2.1m x 3.26)
UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM THREE
6'11" x 8'7" (2.12m x 2.63m)
UPVC double glazed window to the rear elevation, central heating radiator and fitted storage cupboard.



OUTSIDE
To the front, the property benefits from a low maintenance garden incorporating a tarmac driveway providing off road parking for two vehicles and leading to the front entrance door. The rear garden is predominantly laid to lawn and incorporates raised planted beds with railway sleeper borders, together with two decked patio areas ideal for outdoor dining and entertaining. There is also space for a garden shed. The garden is fully enclosed by walls and timber fencing.



COUNCIL TAX BAND
The council tax band for this property is B.

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.