Richard Kendall Estate Agent

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30 Haigh Moor Road, Tingley, Wakefield, WF3 1ED

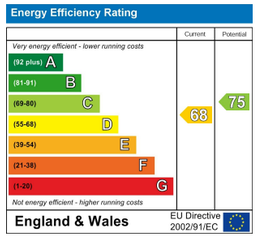
For Sale Freehold £220,000

Enjoying a pleasant cul-de-sac position is this well-presented two bedroom semi-detached home, benefitting from ample reception space and off road parking.

The property is accessed via a welcoming entrance hall, with additional access to a useful boiler cupboard/cloakroom, the living room features an attractive fireplace with marble hearth and matching inset and surround, complemented by a bay window to the front aspect, and a generous ground floor kitchen extension which is accessed through a sitting/dining room, completing the ground floor accommodation. A staircase rises to the first floor landing, which provides access to two well proportioned double bedrooms and a three-piece house bathroom. There is also access to a loft space, partially boarded to the front.

Externally, the property boasts a driveway providing off-road parking, with timber gates offering access to the side. A paved pathway leads to a single attached garage with timber up-and-over doors to the front and a timber side entrance door. To the rear is an enclosed garden featuring a timber decked patio area, ideal for outdoor dining and entertaining, along with an attractive lawned garden bordered by mature planting and enclosed by timber panel fencing on all sides.

The property is conveniently located within walking distance of local amenities and schools, with excellent access to Tingley Reservoir for countryside walks. The M1 and M62 motorway networks are close by, making this an ideal home for commuters travelling further afield. An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.



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
A glazed door leads into the entrance hall, featuring a UPVC double glazed window to the side and stairs with a chrome handrail leading to the first floor landing. Three doors provide access to the under stairs cupboard/cloakroom, the sitting/dining room and the living room.

LIVING ROOM
13'6" x 14'9" (max) x 12'0" (min) (4.14m x 4.51m (max) x 3.66m (min))
UPVC double glazed bay window to the front, a marble hearth with matching back and surround housing a gas fire and a central heating radiator.

SITTING/DINING ROOM
10'0" x 13'6" (max) x 10'6" (min) (3.06m x 4.12m (max) x 3.22m (min))
UPVC double glazed window to the side, a door provides access to an understairs storage cupboard with lighting, while a feature archway leads through to the kitchen.

KITCHEN
11'5" x 11'7" (3.50m x 3.54m)
A range of wall and base units with laminate work surfaces and tiled splashbacks. There is a 1½ stainless steel sink with mixer tap, along with plumbing for a washing machine and dishwasher, space for a tumble dryer, integrated oven and grill with four ring gas hob and curved glass extractor hood, and room for a large freestanding fridge freezer. Display cabinets with glass shelving are included, together with downlights beneath the wall units. UPVC double glazed windows to the rear and side, a UPVC double glazed side entrance door, laminate flooring.

FIRST FLOOR LANDING
Loft access to a half boarded loft and three doors leading to two double bedrooms and the house bathroom.

BEDROOM ONE
14'1" x 14'9" (max) x 11'10" (min) (4.30m x 4.51m (max) x 3.62m (min))
UPVC double glazed bay window overlooking the front and a central heating radiator.

BEDROOM TWO
7'10" x 13'3" (max) x 10'3" (min) (2.40m x 4.06m (max) x 3.14m (min))
UPVC double glazed windows to the rear and side and a central heating radiator.

BATHROOM
6'9" x 6'2" (2.06m x 1.88m)
Frosted UPVC double glazed window to the rear, spotlights, built in storage cupboard. Comprising a three piece suite including a panelled bath with glass shower screen and mixer shower over, pedestal wash basin with chrome waterfall mixer tap, and a low flush WC.

OUTSIDE
To the front, there is a tarmac driveway providing off road parking for one vehicle, with a timber gate to the side. A paved pathway leads to a single detached garage with timber double doors to the front and access to the rear garden. The rear garden features a timber patio seating area and a pleasant lawn, with the garage also benefiting from a timber side entrance door. The garden is enclosed by panel fencing on three sides with hedging to the rear, and includes an external water point beneath the kitchen window.

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.