Richard Kendall Estate Agent

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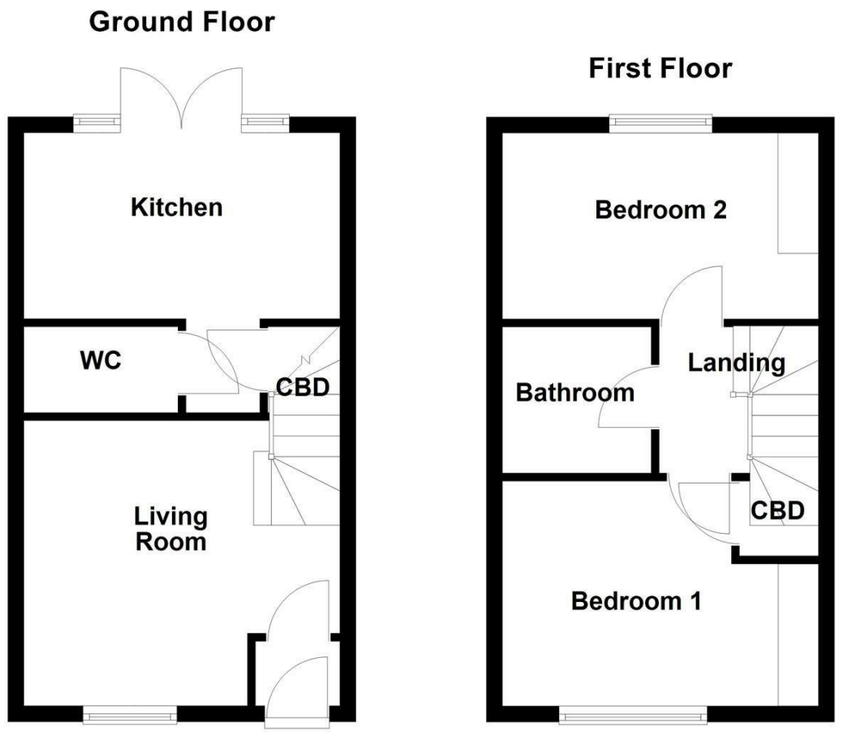


26 Paddock Rise, East Ardsley, Wakefield, WF3 2GF

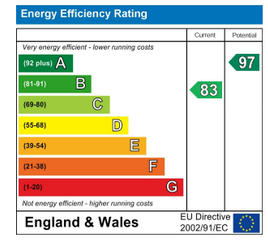
For Sale Freehold £229,995

Nestled on a modern development with NO UPPER CHAIN is this two double bedroom semi detached property benefitting from ample off road parking and an attractive enclosed rear garden.

The property briefly comprises of the entrance porch, spacious living room, modern kitchen and downstairs w.c. The first floor landing leads to two double bedrooms and modern house bathroom. Outside to the front is a lawned garden and off road parking for three vehicles. To the rear is an enclosed lawned garden with paved patio area, perfect for al fresco dining.

The property is within walking distance to the local amenities and schools located within East Ardsley. There is great access to the M1 and M62 motorway links which are only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes 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 PORCH
2'7" x 3'5" (0.8m x 1.06m)
Composite front entrance door, central heating radiator and door to the living room.

LIVING ROOM
12'11" x 8'8" (min) x 11'8" (max) (3.96m x 2.66m (min) x 3.56m (max))
UPVC double glazed window overlooking the front aspect, central heating radiator, stairs to the first floor landing and door to the kitchen.

KITCHEN
11'8" (max) x 7'7" (min) x 12'10" (3.56m (max) x 2.32m (min) x 3.92m)
Range of modern shaker style wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and cooker hood. Integrated fridge/freezer, integrated washer/dryer and integrated slimline dishwasher. Set of UPVC double glazed French doors with panel windows to the rear garden, matching cupboard housing the boiler and doors to the w.c. and understairs storage cupboard.

W.C.
5'6" x 3'6" (1.68m x 1.07m)
Low flush w.c., pedestal wash basin with mixer tap, central heating radiator and extractor fan.

FIRST FLOOR LANDING
Loft access, central heating radiator and doors to two double bedrooms and house bathroom.

BEDROOM ONE
9'3" x 9'5" (min) x 11'0" (max) (2.83m x 2.88m (min) x 3.37m (max))
Two double fitted wardrobes, UPVC double glazed window overlooking the front elevation, central heating radiator and storage cupboard.

BEDROOM TWO
7'6" x 12'9" (2.31m x 3.91m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted wardrobes.

BATHROOM/W.C.
6'1" x 6'1" (1.87m x 1.86m)
Modern three piece suite comprising panelled bath with mixer shower, pedestal wash basin with mixer tap and low flush w.c. Central heating radiator, wall mounted extractor fan and shaver socket point.

OUTSIDE
To the front there is an attractive lawned garden and driveway to the side providing off road parking for two vehicles with further off road parking in front of the property. To the rear is a lawned garden and paved patio area, perfect for entertaining and dining purposes, 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.

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.