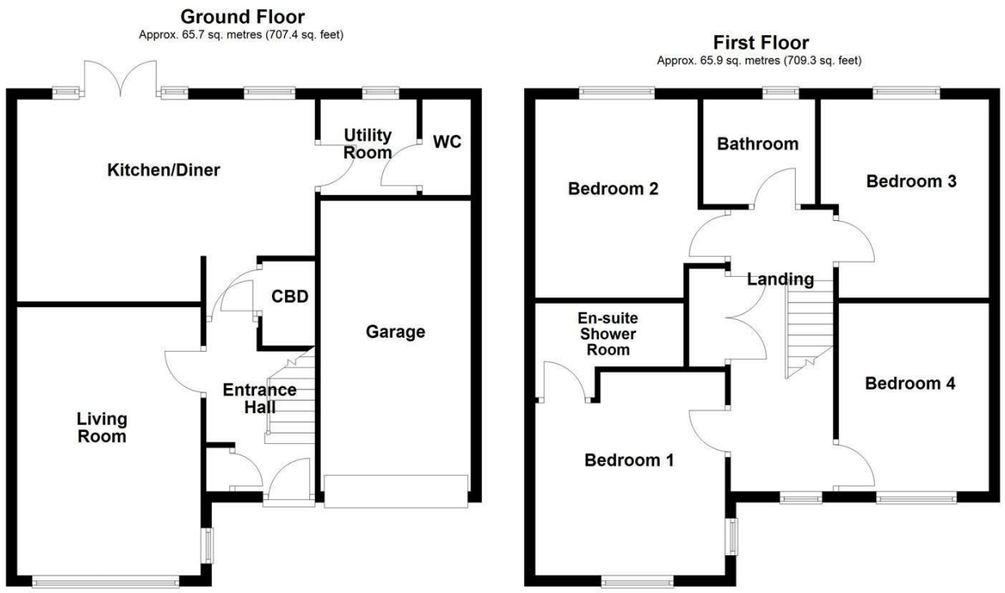


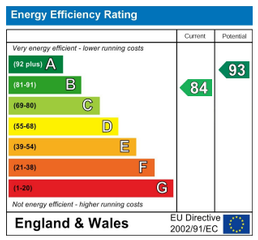
Total area: approx. 131.6 sq. metres (1416.6 sq. feet)

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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

20 Reservoir View, East Ardsley, Wakefield, WF3 2GG

For Sale Freehold £435,000

A fantastic opportunity to acquire this four bedroom detached family home, situated on a modern and attractive development. Offering spacious and well appointed accommodation throughout, the property benefits from four double bedrooms, a contemporary kitchen diner, ample off road parking, an integral garage and a beautifully enclosed rear garden, making it ideal for growing families.

The accommodation is approached via a double block paved driveway providing ample off road parking and leading to the integral single garage. Internally, a spacious entrance hall features a built in cloaks cupboard and provides access to the principal ground floor accommodation. The generous living room enjoys a dual aspect and features a stylish media wall, whilst the modern kitchen diner is fitted with a range of integrated appliances and French doors opening onto the rear garden. The kitchen also provides access to a useful understairs storage cupboard and a separate utility room, which in turn leads to the downstairs WC. To the first floor, the landing provides access to four well proportioned double bedrooms and a contemporary three piece family bathroom. The principal bedroom benefits from its own en suite shower room. Externally, the property enjoys an attractive lawned front garden with planted borders, alongside the double block paved driveway leading to the integral garage, which benefits from power, lighting, an up and over door and houses the gas condensing boiler. An EV charging point is also installed. A paved pathway leads to a side gate providing access to the rear garden. The enclosed rear garden is predominantly laid to lawn and features established planted borders with timber fencing to all sides.

The property is conveniently positioned close to a range of local amenities, well regarded schools and transport links. Excellent access to both the M1 and M62 motorway networks makes it particularly attractive for commuters travelling further afield.

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

ACCOMMODATION

ENTRANCE HALL
Laminate flooring, staircase with handrail leading to the first floor landing and doors providing access to the living room, kitchen diner and cloaks cupboard. The entrance hall also benefits from a programmable thermostat providing zone controlled heating, with a separate thermostat serving the principal bedroom.

LIVING ROOM
11'1" x 16'3" (3.38m x 4.96m)
A bright and spacious reception room with two UPVC double glazed windows enjoying a dual aspect, one to the front and one to the side, both fitted with timber shutters. Two central heating radiators and a feature library wall with built-in base units provide an attractive focal point.

KITCHEN/DINER
13'1" x 18'0" (4.00m x 5.49m)
Fitted with a range of wall and base shaker style units with laminate work surfaces and matching upstands. Incorporating a 1.5 bowl ceramic sink and drainer with chrome swan neck mixer tap, integrated fridge with separate freezer below, integrated full-size dishwasher, integrated oven and grill, four ring ceramic hob with cooker hood above and downlighting beneath the wall units. Laminate flooring, two central heating radiators, one with a radiator cover, UPVC double glazed French doors leading out to the rear garden with matching side panels and an additional UPVC double glazed window overlooking the rear garden. Doors provide access to the understairs storage cupboard and utility room.

UNDERSTAIRS STORAGE CUPBOARD
Fitted with coat hooks, lighting and laminate flooring, providing useful storage space.

UTILITY ROOM
5'9" x 5'9" (1.77m x 1.77m)
Fitted with a range of wall and base units with laminate work surfaces and matching upstands. Plumbing and drainage for a washing machine, space for an undercounter dryer, wall mounted extractor fan, half timber clad walls with dado rail, laminate flooring, central heating radiator and UPVC double glazed window overlooking the rear aspect. Door leading through to the downstairs W.C.

W.C.
2'11" x 5'10" (0.89m x 1.78m)
Comprising a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. Laminate flooring, central heating radiator, wall mounted extractor fan and half timber clad walls with dado rail.

FIRST FLOOR LANDING
A galleried landing with UPVC double glazed window overlooking the front elevation, central heating radiator, loft access and a double door built-in storage cupboard. Doors lead to all four bedrooms and the house bathroom.

BEDROOM ONE
11'6" x 10'5" (3.52m x 3.19m)
Two UPVC double glazed windows enjoying a dual aspect to the front and side elevations, central heating radiator, feature wall panelling with dado rail and access to the en suite shower room. The room also benefits from its own programmable thermostat for the zone controlled heating system.

EN SUITE SHOWER ROOM/W.C.
5'10" x 8'11" (1.79m x 2.74m)
Comprising a low flush W.C., pedestal wash basin with tiled splashback and shower cubicle with glass sliding door, electric shower, rain shower head and additional shower attachment. Central heating radiator, wall mounted shaver socket and fully tiled walls within the shower enclosure.

BEDROOM TWO
11'6" x 11'11" (3.52m x 3.64m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE
8'11" x 12'0" (2.74m x 3.66m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR
9'3" x 11'5" (2.83m x 3.48m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.
6'9" x 6'3" (2.07m x 1.93m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and panelled bath with glazed shower screen, mixer shower, rain shower head and additional shower attachment. Chrome ladder style radiator, warm air extractor fan and frosted UPVC double glazed window overlooking the rear elevation. Half tiled walls complete the room.

OUTSIDE
To the front of the property is a double block paved driveway providing off road parking and leading to the integral garage. There is also an attractive lawned garden with planted borders to two sides. A paved pathway with low maintenance pebbled edging leads to a timber gate providing access to the rear garden. The enclosed rear garden enjoys an attractive lawn with planted borders to three sides, enclosed by timber fencing.

INTEGRAL GARAGE
17'3" x 8'10" (5.26m x 2.71m)
Manual up-and-over door, power and lighting. The garage houses the condensing boiler and benefits from an EV charging point.

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

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.