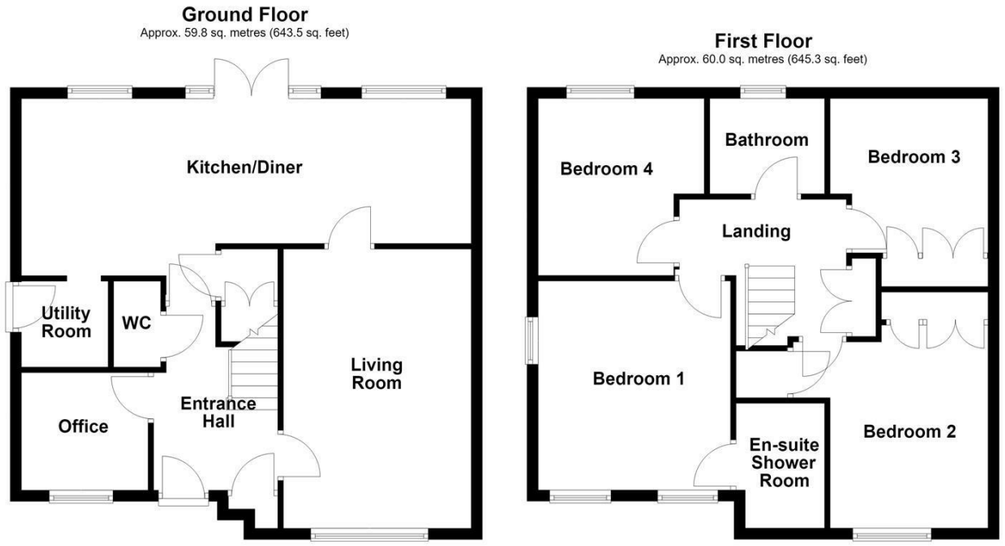
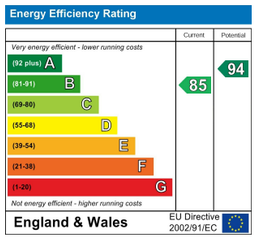
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Total area: approx. 119.7 sq. metres (1288.8 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.



43 Churchyard Drive, East Ardsley, Wakefield, WF3 2GJ

For Sale Freehold Offers Over £475,000

A fantastic opportunity to purchase this well presented four bedroom detached family home, situated on a modern and attractive development. Boasting spacious and versatile accommodation throughout, the property benefits from a generous landscaped rear garden, impressive open plan living kitchen diner and ample off road parking.

The accommodation briefly comprises an entrance hall with useful built in shoe storage, downstairs W.C., office/bedroom five and a spacious open plan living kitchen diner. The kitchen is fitted with a range of integrated appliances and features a distinctive archway leading through to the separate utility room, which benefits from Silestone quartz work surfaces and completes the ground floor accommodation. To the first floor are four well proportioned double bedrooms, two of which benefit from fitted wardrobes. Bedroom one also enjoys its own modern en suite shower room, whilst a contemporary family bathroom serves the remaining bedrooms from the landing. Externally, to the front is a block paved driveway providing off road parking and leading to the single attached garage, which benefits from a manual up and over door, power and lighting. An attractive lawned front garden sits alongside a central paved pathway with steps leading to the front entrance, together with a designated bin storage area and side access leading to the rear garden. The rear garden is larger than average and attractively landscaped, incorporating two generous paved patio areas separated by a substantial lawn. Planted borders with railway sleeper edging run around the garden, which is fully enclosed by timber fencing and also benefits from external power and a water connection.

The property is conveniently located for a range of local amenities and schools, with regular bus services providing access to Wakefield and Leeds city centres. The M1 and M62 motorway networks are also within easy reach, making the property particularly well suited to those travelling further afield.

Only a full internal inspection will truly reveal everything this quality family home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. Laminate flooring, staircase with handrail providing access to the first floor landing, central heating radiator and programmer. Five doors provide access to the office, downstairs W.C., kitchen diner, living room and a useful storage cupboard with fixed shelving.

OFFICE
7'5" x 6'10" (2.28m x 2.10m)
UPVC double glazed window overlooking the front aspect, central heating radiator and laminate flooring.

DOWNSTAIRS W.C.
2'9" x 5'4" (0.85m x 1.65m)
Fitted with a two piece suite comprising low flush W.C. and pedestal wash basin with chrome mixer tap. Half tiled walls, laminate flooring, central heating radiator and extractor fan to the ceiling.

LIVING ROOM
11'0" x 16'6" (3.37m x 5.04m)
UPVC double glazed window overlooking the front aspect, two central heating radiators and door providing access to the kitchen diner.



KITCHEN DINER
26'7" x 12'0" (max) x 8'6" (min) (8.12m x 3.67m (max) x 2.60m (min))
The kitchen area is fitted with a range of Shaker style wall and base units with Silestone quartz work surfaces over and matching upstands. Incorporating a stainless steel sink with drainer recessed into the work surface and swan neck mixer tap. Two UPVC double glazed windows overlook the rear aspect. Integrated AEG twin oven and grill, four ring gas hob with glass splashback and extractor hood above, integrated 70/30 fridge freezer, integrated full size AEG dishwasher and wine cooler. Inset spotlights to the ceiling, under cabinet lighting, two central heating radiators and laminate flooring. Door providing access back into the living room and opening leading through to the utility room. A further door provides access to the understairs storage area, which includes fixed coat hooks and a double doored storage cupboard.



UTILITY ROOM
5'4" x 5'1" (1.64m x 1.56m)
Fitted with a range of Shaker style wall and base units with Silestone quartz work surfaces over and matching upstands. An integrated washing machine, space for a tumble dryer, laminate flooring, central heating radiator, wall mounted extractor fan and composite side entrance door. The condensing regular boiler is housed within one of the fitted cupboards.

FIRST FLOOR LANDING
Loft access, central heating radiator and five doors providing access to four bedrooms and the modern house bathroom. Double doored airing cupboard providing useful storage.

BEDROOM ONE
12'7" x 11'8" (3.85m x 3.58m)
Three UPVC double glazed windows provide a dual aspect, with two overlooking the front elevation and one to the side. Feature timber clad wall, central heating radiator and programmer providing zoned heating control. Door providing access to the en suite shower room.



EN SUITE SHOWER ROOM
4'9" x 7'6" (1.47m x 2.31m)
Fitted with a three piece suite comprising larger than average shower enclosure with sliding glass door and mixer shower, pedestal wash basin with chrome mixer tap and low flush W.C. Fully tiled walls within the shower enclosure, half tiled walls to the remainder, wall mounted shaver socket, extractor fan to the ceiling and central heating radiator.

BEDROOM TWO
9'5" x 11'11" (max) x 11'2" (min) (2.88m x 3.65m (max) x 3.42m (min))
UPVC double glazed window overlooking the front elevation, central heating radiator and useful storage cupboard positioned over the stair bulkhead. A range of fitted wardrobes provides excellent storage.



BEDROOM THREE
9'1" x 9'3" (max) x 8'0" (min) (2.78m x 2.83m (max) x 2.45m (min))
Three fitted wardrobes to one wall, UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM FOUR
10'4" x 9'9" (max) x 8'1" (min) (3.16m x 2.98m (max) x 2.48m (min))
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM
5'7" x 6'11" (1.71m x 2.13m)
Fitted with a modern three piece suite comprising panelled bath with folding glass shower screen, chrome mixer tap and separate mixer shower over, low flush W.C. and pedestal wash basin with chrome mixer tap. Fully tiled walls around the bath, half tiled walls to the remainder, wall mounted extractor fan, frosted UPVC double glazed window overlooking the rear elevation and central heating radiator.



GARAGE
17'0" x 9'0" (5.20m x 2.75m)
Manual up and over door, power and lighting, together with an electric vehicle charging point.

OUTSIDE
To the front is a block paved driveway providing off road parking for one vehicle, together with an attractive lawned front garden. Paved steps lead up to the front entrance, with a low maintenance pebbled section beside the garage and a paved area currently utilised for bin storage. There is also a sensor light positioned beside the front door. A paved pathway with low maintenance pebbled borders leads through a timber gate and continues down the side of the property into the rear garden. The rear garden incorporates a paved patio area, ideal for outdoor dining and entertaining, with low maintenance pebbled edging extending across the rear of the property. An external water connection and double outdoor power socket are also provided. Steps lead up to an attractive lawned garden with a central paved pathway and planted borders to three sides. At the rear is a further paved patio area with solid railway sleeper edged borders and established planting. The garden is fully enclosed by timber fencing to three sides.



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.

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.