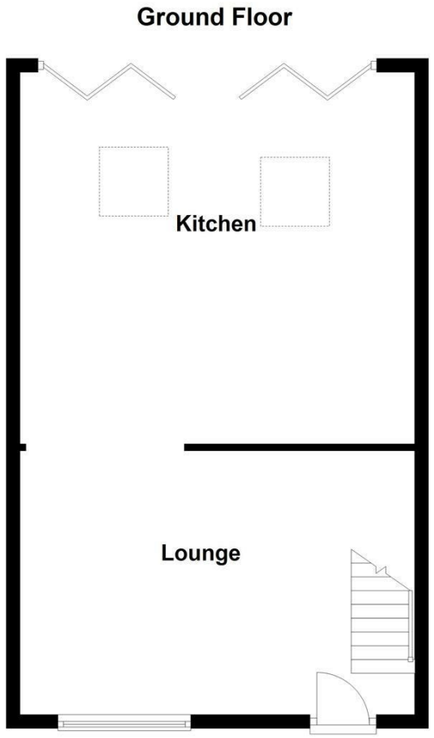
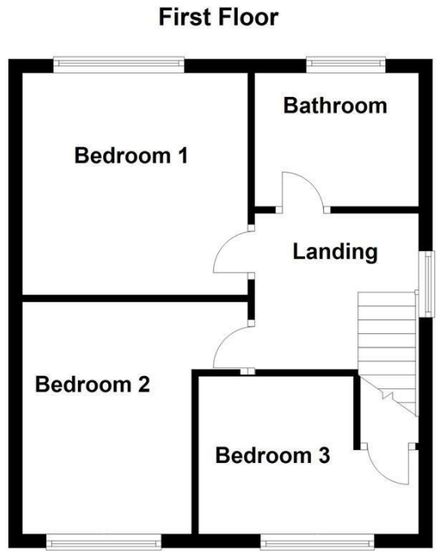
Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844






# 8 Heeley Road, Wakefield, WF2 7PL

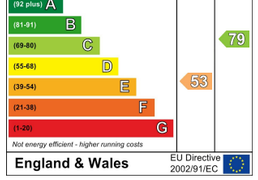
## For Sale Freehold £250,000

Recently renovated and extended to an excellent standard, this superb two bedroom semi detached home offers stylish, ready to move into accommodation complemented by secure off road parking and low-maintenance gardens.

The accommodation briefly comprises a welcoming lounge leading through to an impressive open plan, extended kitchen diner, providing a spacious and modern living and entertaining area. To the first floor, the landing gives access to two well proportioned bedrooms and a contemporary family bathroom finished to a high standard. Externally, the property benefits from electric gated access opening onto a generous driveway providing ample off road parking. Gated side access leads to an enclosed, low maintenance rear garden with patio seating area, ideal for outdoor dining and entertaining.

The property is well placed to local amenities including shops and schools with several local schools within walking distance such as Hendal Lane Primary School which is only minutes walk away and Kettlethorpe High School nearby. The property boasts great access to Newmillerdam Country Park and Pugneys Country Park for those who enjoy idyllic walks. There are main bus routes to Wakefield city centre and Junction 39 of the M1 motorway network is only a short drive away, perfect for those looking to commute for work.

Ready to move into, an ideal home for the couple or family. This fantastic home deserves an early viewing to fully appreciate the 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.

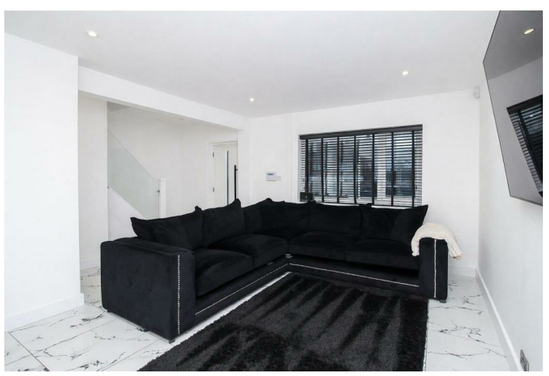
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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

### LOUNGE
18'9" x 12'6" (5.74m x 3.82m)
Entered through a composite front door into the main lounge with UPVC double glazed windows to the front elevation, central heating radiator, oak flooring with skirting boards, recessed ceiling spotlights and an opening through to the extended kitchen diner.



### KITCHEN DINER
18'8" x 16'11" (5.69m x 5.16m)
The extended open plan kitchen diner benefits from aluminium bi-fold doors opening to the rear garden along with two rear facing Velux roof windows. Recently modernised and renovated, the kitchen is fitted with an array of modern wall and base units with work surfaces over, incorporating an induction hob with extractor hood above, inset sink within the central island unit, integrated wine cooler, double oven and microwave, integrated dishwasher and washing machine. Oak flooring and recessed ceiling spotlights.



### INNER HALLWAY
Frosted glazed panel door provides access to three bedrooms and the family bathroom.

### BEDROOM ONE
12'5" x 10'7" (3.81m x 3.23m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, carpeted flooring and ceiling spotlights.



### BEDROOM TWO
10'11" x 9'6" (3.35m x 2.92m)
UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring and ceiling spotlights.



### BEDROOM THREE
10'3" x 6'6" (3.13m x 1.99m)
UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring.

### BATHROOM/W.C.
16'4" x 5'4" (5.00m x 1.65m)
Frosted UPVC double glazed window to the rear elevation and has been recently renovated, comprising a modern three piece suite including a panel bath with wall mounted shower over and glass screen, vanity wash basin with mixer tap, low flush w.c. and chrome ladder style heated towel radiator. Fully tiled to both walls and floor with recessed ceiling spotlights.



### OUTSIDE
Externally, to the front of the property is secure electric gated entry leading to a driveway providing ample parking for several vehicles. To the rear is a low maintenance, flat garden incorporating a corner seating area and enclosed by timber fencing.



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

### 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.