



WAKEFIELD
01924 291 294

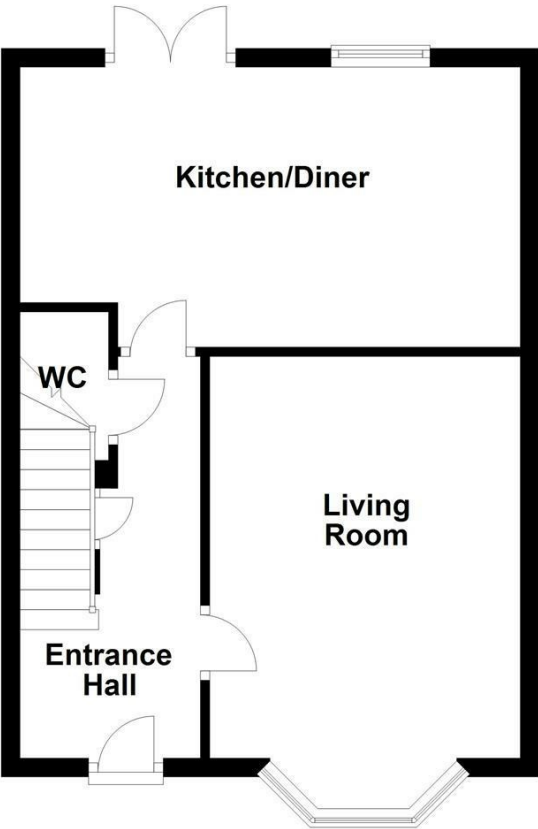
OSSETT
01924 266 555

HORBURY
01924 260 022

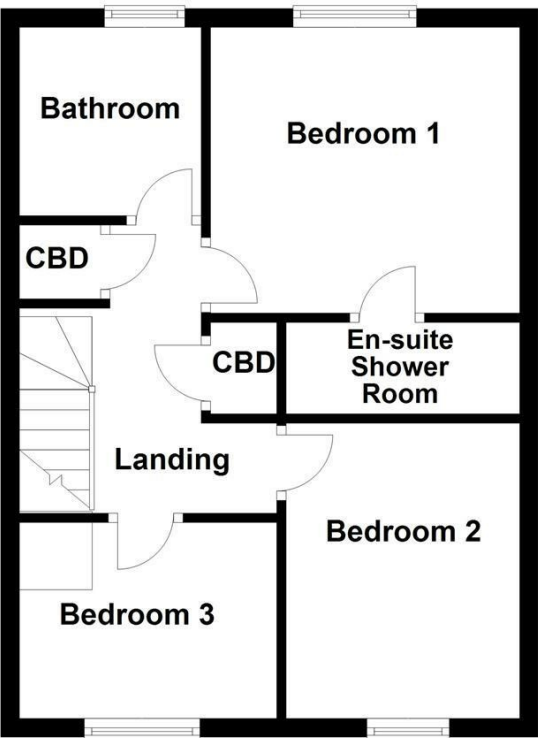
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

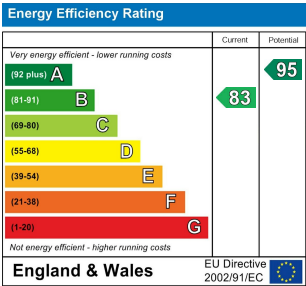


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



7 Field Gate Close, Wakefield, WF2 7FF
For Sale Freehold £265,000

Well presented throughout is this three bedroom semi detached home benefitting from well proportioned rooms, off road parking and an enclosed rear garden.

The property briefly comprises of entrance hall, living room, kitchen/diner and downstairs w.c. The first floor landing leads to three bedrooms (with the main bedroom boasting en suite facilities), the house bathroom and two storage cupboards. Outside to the front, there is a slate and paved pathway to the front door, down the side of the property is a tarmac driveway providing off road parking for two vehicles leading to the single garage with up and over door. To the rear, the garden is mainly laid to lawn with planted features and stone paved patio area, perfect for outdoor dining and entertaining and enclosed by timber fencing.

The property is ideally located for all shops and amenities including walking distance to Chapelthorpe Medical Centre and ASDA Superstore. Main bus routes run to and from Wakefield city centre and J39 of the M1 motorway is only a short drive from the property. For those who enjoy idyllic walks, Pugneys Water Park and Newmillerdam Country Park are only a short distance away.

Well presented throughout and ideal for a range of buyers including the first time buyer or the professional couple. Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor landing, central heating radiator, understairs storage and doors leading to the living room, kitchen/diner and downstairs w.c.

LIVING ROOM

14'1" x 10'9" [4.31m x 3.29m]

Central heating radiator and UPVC double glazed bay window to the front.

W.C.

5'6" x 3'2" [1.69m x 0.99m]

Central heating radiator, low flush w.c. and wall mounted wash basin with mixer tap.

KITCHEN/DINER

17'7" x 9'10" [max] x 7'3" [min] [5.36m x 3.0m [max] x 2.21m [min]]

Range of modern wall and base units with laminate work surface over, stainless steel double sink and drainer with sink and drainer, tiled splash back, integrated oven and microwave, four ring gas hob with glass splash back and extractor hood over, integrated fridge/freezer, integrated

dishwasher and washing machine. Set of UPVC double glazed French doors leading to the rear garden, UPVC double glazed window to the rear, LED ceiling spotlights and central heating radiator.

FIRST FLOOR LANDING

Loft access and access to three bedrooms, house bathroom and two storage cupboards.

BEDROOM ONE

10'1" x 10'9" [3.09m x 3.29m]

UPVC double glazed window to the rear, central heating radiator and door through to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

8'3" x 3'2" [2.52m x 0.99m]

Chrome ladder style radiator, low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with overhead shower, shower head attachment and glass shower screen.

BEDROOM TWO

8'7" x 10'2" [2.62m x 3.11m]

UPVC double glazed window to the front and central heating radiator.

BEDROOM THREE

8'8" x 6'10" [max] x 3'8" [min] [2.65m x 2.1m [max] x 1.14m [min]]

Central heating radiator and UPVC double glazed window to the front.

BATHROOM/W.C.

6'9" x 6'4" [2.07m x 1.95m]

UPVC double glazed frosted window to the rear, chrome ladder style radiator, LED ceiling spotlights, low flush w.c., wall mounted wash basin with mixer tap and bath with shower head attachment and glass shower screen.

OUTSIDE

To the front of the property there is a slate and paved pathway to the front door, down the side of the property is a tarmacadam driveway providing off road parking for two vehicles leading to the single garage with up and over door. To the rear, the garden is mainly laid to lawn with planted features and stone paved patio area, perfect for outdoor dining and entertaining and 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.