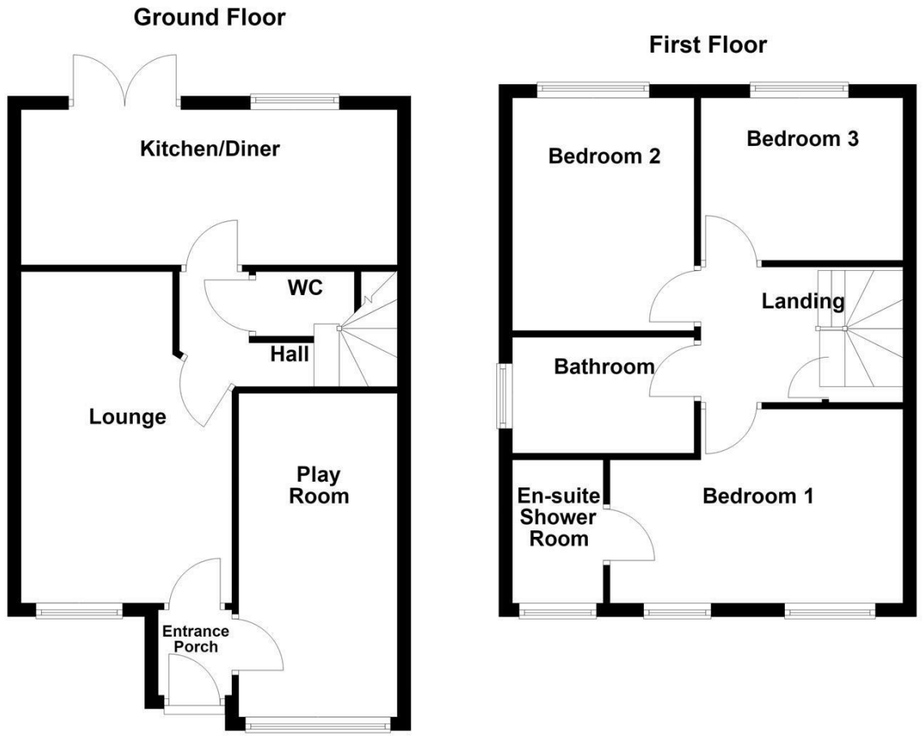
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



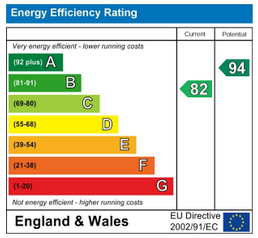


63 Ruby Street, Wakefield, WF1 2GA

For Sale Freehold £315,000

Situated on a modern residential development is this well presented three bedroom detached family home, benefitting from driveway parking, an enclosed low maintenance rear garden and versatile accommodation throughout.
The accommodation briefly comprises an entrance hall, spacious lounge, kitchen diner with French doors opening onto the rear garden and a downstairs W.C. The former garage has also been converted to create a useful playroom, which could equally suit use as a home office or additional bedroom, depending on a purchaser's requirements.To the first floor are three bedrooms, with the principal bedroom benefitting from its own en suite shower room, together with the family bathroom.
Externally, the property benefits from driveway parking for two vehicles with an electric vehicle charging point. To the rear is an enclosed low maintenance garden with a patio seating area, artificial lawn and raised decked seating space.The property is conveniently situated for a range of local shops and amenities, with Wakefield city centre also within easy reach. Good access to the motorway network makes the property particularly suitable for those travelling further afield.

An internal viewing is highly recommended 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.



ACCOMODATION

ENTRANCE HALL
Front entrance door leading into the main hallway, with doors providing access to the lounge and converted garage/playroom.

PLAYROOM/POTENTIAL BEDROOM/OFFICE
13'8" x 7'8" (4.18m x 2.35m)
UPVC double glazed window overlooking the front elevation, grey wood effect laminate flooring and skirting boards. Space for a tumble dryer and useful storage. Currently utilised as a playroom, but offering flexibility for use as a home office or additional bedroom, depending on a purchaser's requirements.



LOUNGE
16'1" x 10'3" (4.91m x 3.13m)
UPVC double glazed window overlooking the front elevation, central heating radiator and carpeted flooring with skirting boards. Door providing access through to the inner hallway.

INNER HALLWAY
Central heating radiator and access to the downstairs W.C. and kitchen diner.

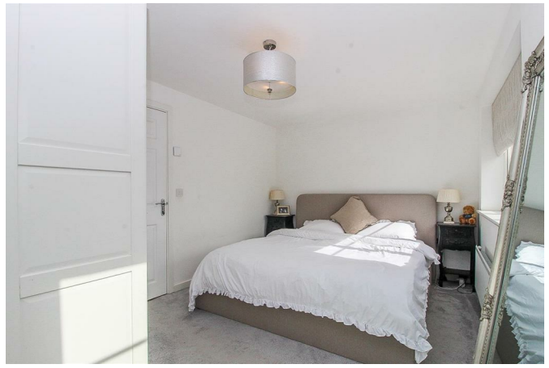
KITCHEN DINER
18'9" x 7'6" (5.73m x 2.31m)
UPVC double glazed window overlooking the rear elevation and UPVC double glazed French doors opening onto the rear garden. Fitted with a range of wall and base units with laminate work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integrated gas hob, oven and extractor hood, space and plumbing for a washing machine and space for an American style fridge freezer. Ample space for a dining table and chairs, central heating radiator and spotlights to the ceiling.



DOWNSTAIRS W.C.
5'1" x 3'1" (1.56m x 0.95m)
Fitted with a two piece suite comprising low flush W.C. and wash hand basin.

FIRST FLOOR LANDING
Useful built-in storage cupboard and doors providing access to three bedrooms and the family bathroom.

BEDROOM ONE
14'2" x 9'5" (4.33m x 2.89m)
Two UPVC double glazed windows overlooking the front elevation and central heating radiator. Door providing access to the en suite shower room.



EN SUITE SHOWER ROOM
6'10" x 3'11" (2.10m x 1.20m)
Frosted UPVC double glazed window overlooking the front elevation. Fitted with a three piece suite comprising walk-in shower enclosure with sliding glazed door and wall mounted shower, wash hand basin with mixer tap and tiled splashback, and low flush W.C. Central heating radiator and full tiling within the shower enclosure.

FAMILY BATHROOM
8'9" x 5'6" (2.68m x 1.70m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising panelled bath with handheld shower attachment, wash hand basin with mixer tap and low flush W.C. Chrome ladder style heated towel radiator, part tiled walls and spotlights to the ceiling.



BEDROOM TWO
8'8" x 7'11" (2.66m x 2.43m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and carpeted flooring with skirting boards. Fitted wardrobe.



BEDROOM THREE
9'10" x 7'10" (3.00m x 2.41m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and carpeted flooring. Fitted wardrobes.

OUTSIDE - FRONT
To the front is driveway parking for two vehicles together with an electric vehicle charging point.

OUTSIDE - REAR
To the rear is a low maintenance enclosed garden incorporating a flagged patio seating area, artificial lawn and corner decked seating area. The garden is enclosed by timber fencing.



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

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
EPC rating is 86B