



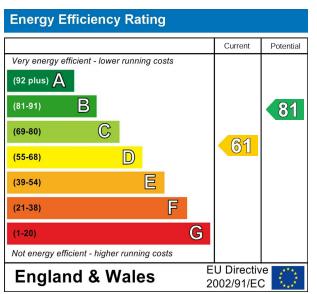
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## 25 Brayshaw Road, East Ardsley, Wakefield, WF3 2JJ

**For Sale Freehold Guide Price £330,000 - £340,000**

Enjoying a cul-de-sac location is this detached family home with four bedrooms, which benefits from a double storey extension, en suite to the principal bedroom, three reception rooms, UPVC double glazing and gas central heating. Simply a fantastic home ideal for the growing family.

The accommodation fully comprises entrance hall, living room, open plan kitchen diner with snug, office, utility room and downstairs w.c. To the first floor there are four bedrooms, the main with en suite shower room/w.c. in addition the house bathroom/w.c. Outside there are gardens to the front, rear and side as well as driveway parking and garage. Also boasting electric car charging point.

The property is within walking distance to the school and amenities nearby, has great access to both the M1 and M62 motorway links perfect for those looking to travel further afield. Only a full internal inspection will reveal all that is on offer at this quality home.



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, laminate flooring, doors to the living room, office and understairs storage cupboard.

### OFFICE

9'1" x 8'10" (2.79m x 2.71m)

Laminate flooring, central heating radiator, UPVC double glazed window to the front, inset spotlights to the ceiling, door into the utility.

### UTILITY ROOM

5'3" x 5'8" (1.61m x 1.74m)

Wall and base units, laminate work surface over, plumbing and drainage for a washing machine, UPVC double glazed window to the rear, composite side entrance door, tiled floor, central heating radiator and door into the downstairs w.c.

### DOWNSTAIRS W.C.

3'0" x 5'2" (0.93m x 1.60m)

Pedestal wash basin with mixer tap and tiled splashback, low flush w.c., tiled floor, chrome ladder style radiator, extractor fan.

### LIVING ROOM

11'5" x 15'1" (3.49m x 4.62m)

Solid oak floor, living flame effect gas fire on a marble hearth with matching interior and wooden surround. Staircase leading to the first floor landing. Double glass sliding doors into the kitchen diner, coving to the ceiling, UPVC double glazed window to the front, central heating radiator.



### KITCHEN DINER

7'9" x 20'10" (2.37m x 6.37m)

Solid wooden flooring, range of base and wall units with granite work surfaces, granite upstands, 11/2 stainless steel sink and drainer with chrome mixer tap, integrated oven and grill, integrated CDA microwave, pitched sloping ceiling with inset spotlights to the ceiling and two Velux windows, UPVC double glazed windows to the front, side and rear. Plinth lighting, four ring CDA ceramic hob with splashback and cooker hood over, open to the snug area. Contemporary radiator, electric heater, integrated Indesit dishwasher.

### SNUG

14'6" x 8'7" (4.42m x 2.63m)

Continuation of wall and base units with granite work surfaces and upstands. Space for American style fridge freezer into recess, solid oak wooden flooring, UPVC double glazed window to the side and UPVC double glazed bi-folding doors to the rear garden. Contemporary wall mounted radiator, inset spotlights to the ceiling, plinth lighting.



### FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the front elevation, doors leading off to the bedrooms, boiler cupboard and house bathroom/w.c.

### BEDROOM ONE

8'8" x 11'1" (2.66m x 3.38m)

UPVC double glazed window to the side, inset spotlights to the ceiling, coving to the ceiling, central heating radiator, doors into the en suite and the built in single corner wardrobe.



### BEDROOM TWO

8'6" x 9'2" (2.60m x 2.81m)

UPVC double glazed window to the rear, central heating radiator, inset spotlights to the ceiling, storage cupboard over bulkhead.



### EN SUITE/W.C.

6'8" x 3'1" (2.05m x 0.95m)

Enclosed shower cubicle with bi-folding door with mixer shower, chrome rain shower head and shower attachment. Pedestal wash basin, mixer tap, low flush w.c., tiled walls, tiled floor, chrome ladder style radiator, UPVC cladding with chrome spotlights with inset spotlights to the ceiling, extractor fan, UPVC double glazed frosted window to the side.



### BEDROOM THREE

8'2" x 8'2" (2.51m x 2.50m)

UPVC double glazed window to the side, central heating radiator, coving to the ceiling.

### BEDROOM FOUR

8'3" x 5'10" (2.53m x 1.80m)

Dual aspect with UPVC double glazed windows to the front and side, laminate flooring, central heating radiator, coving to the ceiling.

### HOUSE BATHROOM/W.C.

5'10" x 5'7" (1.78m x 1.71m)

Curved panelled bath with shower screen, chrome mixer tap and electric shower over. Pedestal wash basin with chrome mixer tap and a low flush w.c. Tiled walls, chrome ladder style radiator, UPVC double glazed frosted window to the front.

### OUTSIDE

To the front there is a tarmacadam double driveway providing off road parking with low maintenance pebbled border. Timber gate and attractive lawn flowing around the side. A rubber childrens play area, paved area and timber shed. Outside electric car charging point and timber porch with tiled roof. The driveway continues down the side of the property through cast iron double gates and leads to the single detached garage with manual up and over door. A timber gate provides access into the rear garden. The rear garden has a paved patio area and attractive lawn with planted borders, a further paved seating area and timber wooden pergola, enclosed by wall and fenced surrounds.



### COUNCIL TAX BAND

The council tax band for this property is D

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.