Richard Kendall Estate Agent

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10 Aysgarth Drive, Wakefield, WF2 8BD

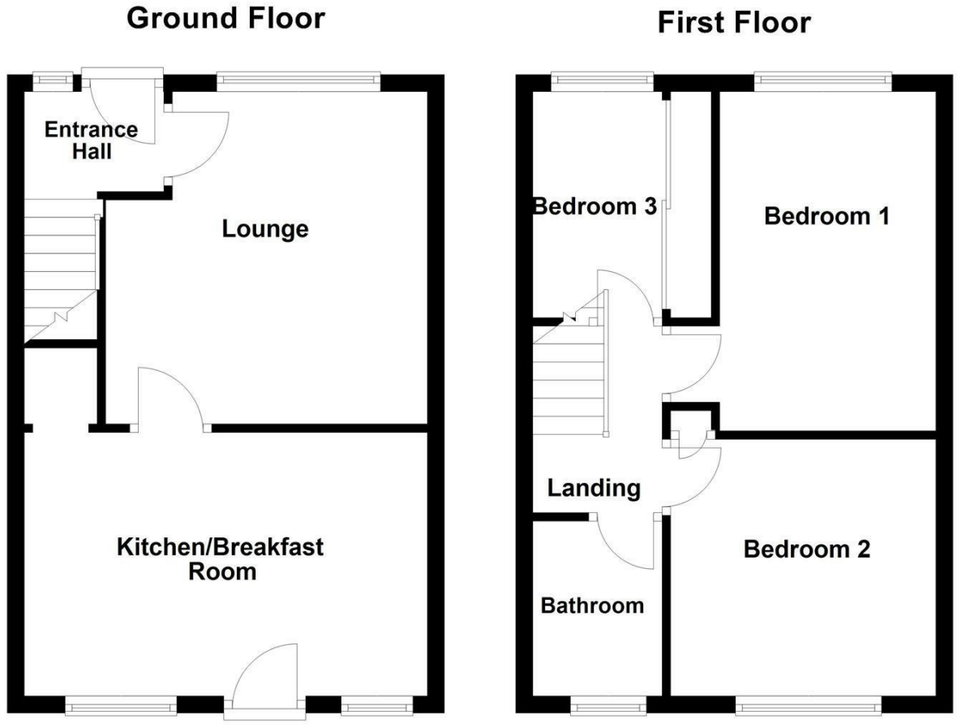
For Sale Freehold £165,000

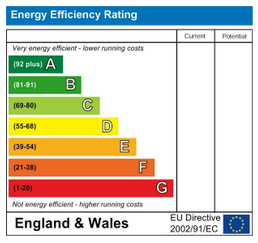
Superbly appointed throughout and recently renovated, this attractive three bedroom townhouse benefits from a recently replaced kitchen and bathroom, together with new décor and carpets.

The accommodation briefly comprises an entrance hall leading to the lounge and breakfast kitchen to the ground floor. To the first floor, the landing provides access to three well proportioned bedrooms and a newly fitted house bathroom. Externally, there are lawned gardens to the front and further gardens to the rear. In addition, the property benefits from a garage located nearby.

The property is well placed for local amenities including shops and schools, with regular bus routes close by and convenient access to the motorway network.

Offered for sale with no onward chain, this home would make an ideal purchase for first time buyers, couples or families looking to step onto the property ladder. An early viewing is highly recommended.





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

ENTRANCE HALL
A front entrance door leads into the entrance hall with wood effect flooring, central heating radiator and staircase leading to the first floor landing. A door leads through to the lounge.

LOUNGE
9'1" x 12'7" (2.79m x 3.84m)
UPVC double glazed window to the front elevation, central heating radiator, laminate flooring and coving to the ceiling. Door leading through to the kitchen.

KITCHEN/BREAKFAST ROOM
9'11" x 14'9" (3.03m x 4.50m)
Recently fitted modern kitchen with two tone wall and base units and work surfaces incorporating a stainless steel sink and drainer. Fitted with a four ring gas hob, integrated Neff dishwasher, integrated Neff grill and double oven, integrated fridge and freezer and drawer units to the base cupboards. Laminate flooring, central heating radiator, UPVC double glazed window to the rear and UPVC door leading outside. The combi boiler is also housed within the kitchen.

FIRST FLOOR LANDING
Provides loft access and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
8'5" x 12'6" (2.57m x 3.82m)
UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM TWO
8'5" x 10'2" (2.59m x 3.10m)
UPVC double glazed window to the rear elevation, central heating radiator and storage cupboard.

BEDROOM THREE
8'5" x 5'11" (2.57m x 1.82m)
UPVC double glazed window to the front elevation, central heating radiator and built in wardrobes with sliding doors.

BATHROOM/W.C.
5'9" x 5'11" (1.77m x 1.81m)
Recently replaced bathroom comprising low flush WC, pedestal wash basin and panelled bath with mixer shower over. Fully tiled walls and floor, chrome heated towel radiator and frosted UPVC double glazed window to the rear.

OUTSIDE
Externally to the front there are steps leading up to the entrance door. To the rear there is a good sized garden. There is also a garage located within a nearby block of garages with an up and over door.

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

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.