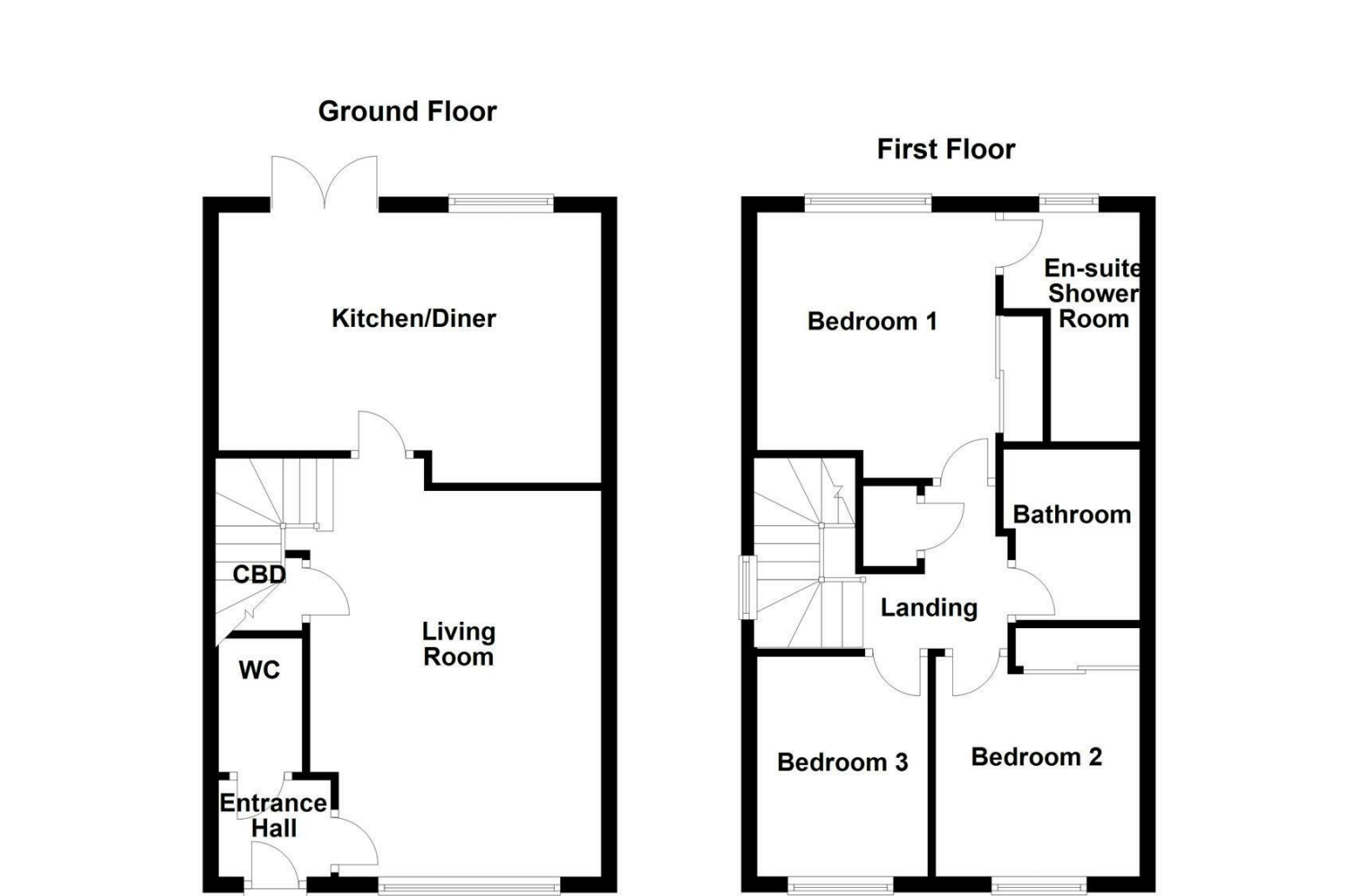


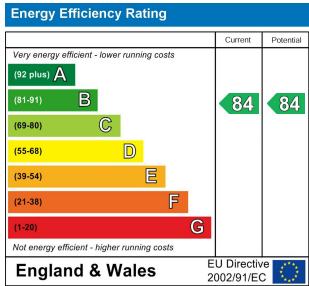


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



51 Butler Way, Wakefield, WF1 3DQ

For Sale Freehold £300,000

Located within an attractive and sought after modern development, this superbly appointed three bedroom home offers a perfect blend of style, comfort, and convenience. Featuring a modern fitted kitchen with integrated appliances, spacious living accommodation, ample off road parking, and a beautifully landscaped enclosed rear garden, this property is ideal for a variety of buyers.

With UPVC double glazing and gas central heating throughout, the accommodation briefly comprises a welcoming entrance hall, downstairs w.c., generous living room, and a stylish kitchen/diner with contemporary fittings. To the first floor, the landing provides access to three well proportioned bedrooms, with the principal bedroom boasting en suite shower facilities, in addition to the modern family bathroom. Externally, the property benefits from a tarmacadam driveway with an electric car charging point, providing off street parking. The rear garden is tastefully landscaped with paved patio areas and a well maintained lawn, fully enclosed by timber fencing for privacy and security.

Ideally located within walking distance of local amenities and highly regarded schools, the property also enjoys excellent transport links with regular bus services to and from Wakefield city centre, Wakefield Westgate train station approximately a ten minute walk away, and easy access to the motorway network, making it perfect for commuters.

An early viewing is highly recommended to fully appreciate the quality, presentation, and convenient location of this exceptional home.



ACCOMMODATION

ENTRANCE HALL

A composite front door, karndeian flooring and internal doors providing access to the downstairs w.c. and living room.

W.C.

5'8" x 3'8" [1.73m x 1.12m]

Fitted with a low flush w.c., wall mounted wash basin with mixer tap and tiled splashback, central heating radiator, inset ceiling spotlights and a wall mounted extractor fan. The flooring continues in karndeian from the entrance hall.

LIVING ROOM

17'7" x 12'0" [5.37m x 3.68m]

A spacious and inviting reception room with karndeian flooring, UPVC double glazed window overlooking the front aspect and a central heating radiator. Staircase leading up to the first floor landing and doors providing access to the understairs storage cupboard and kitchen/diner.



KITCHEN/DINER

9'11" [min] x 11'8" [max] x 16'1" [3.04m [min] x 3.57m [max] x 4.91m]

A stylish and well equipped kitchen fitted with a range of wall and base units with laminate work surfaces and tiled upstands. A 1.5 stainless steel sink and drainer with mixer tap, integrated full size dishwasher, integrated oven and grill, integrated microwave oven, integrated fridge/freezer and AEG four ring induction hob with stainless steel splashback and curved glass extractor hood above. Space and plumbing for a washing machine beneath the counter, inset ceiling spotlights, karndeian flooring, central heating radiator and UPVC double glazed French doors with built in blinds overlooking the rear garden, plus a matching window to the same aspect.



FIRST FLOOR LANDING

A UPVC double glazed window to the side elevation, central heating radiator and loft access. Doors to three bedrooms, the house bathroom and one to the boiler cupboard housing the new combination boiler.

BEDROOM ONE

11'3" [max] x 9'11" [min] x 10'2" [3.45m [max] x 3.04m [min] x 3.12m]

A generous principal bedroom with a UPVC double glazed window

overlooking the rear elevation, central heating radiator and a built in double wardrobe with mirrored sliding doors. A door provides access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'6" [max] x 3'4" [min] x 9'4" [1.70m [max] x 1.03m [min] x 2.86m]

Fitted with a three piece suite comprising a wall mounted wash basin with mixer tap and vanity mirror, low flush w.c. and an enclosed shower cubicle with bi folding glass door, mixer shower, rainfall shower head and detachable handset. Inset spotlights, extractor fan, large chrome ladder style radiator and a frosted UPVC double glazed window overlooking the rear elevation.



BEDROOM TWO

9'1" x 8'4" [2.77m x 2.56m]

A UPVC double glazed window overlooking the front elevation, central heating radiator and a fitted double wardrobe with mirrored sliding doors.



BEDROOM THREE

9'1" x 7'3" [2.79m x 2.23m]

A bright third bedroom with UPVC double glazed window to the front elevation and a central heating radiator.

BATHROOM/W.C.

5'2" [min] x 5'6" [max] x 7'0" [1.59m [min] x 1.69m [max] x 2.15m]

Fitted with a three piece suite comprising a panelled bath with glass shower screen, mixer tap and separate mixer shower over. A wall mounted wash basin with mixer tap and vanity mirror, low flush w.c., chrome ladder style heated towel rail, inset ceiling spotlights, shaver socket and extractor fan.



OUTSIDE

To the front, there is a tarmac double driveway providing ample parking for multiple vehicles, with a paved pathway leading directly to the front door, edged with decorative slate chippings and an outside light. A side gate gives access to the landscaped rear garden, which features a paved patio seating area, an attractive lawn, and a second paved patio at the rear, all fully enclosed by timber fencing on three sides. There is also a hot and cold water tap connection beneath the kitchen window, and to the front of the property, a double electric car charging point.



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.