



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



5 Barnstone Vale, Wakefield, WF1 4TJ

For Sale Freehold £250,000

A fantastic opportunity to purchase this three bedroom detached property offered with no chain and ideally located for Wakefield city centre and Pinderfields Hospital.

This lovely family home comprises of entrance porch, living room, kitchen/diner and conservatory. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a block paved driveway providing ample off road parking leading to the single detached garage and to the rear is an enclosed garden with paved patio area with steps up a lawn.

The property is ideally placed for local amenities such as shops and schools. The property also has fantastic motorway links with the M1 and M62 motorway being only a short drive from the property.

The property would suite a wide range of buyers including the first time buyer, couples or those looking to downsize. A viewing comes highly recommended.

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ACCOMMODATION

ENTRANCE PORCH

4'4" x 3'3" [1.34m x 1.01m]

Composite front entrance door and door through to the living room.

LIVING ROOM

14'10" x 14'4" [max] x 8'2" [min] [4.53m x 4.37m [max] x 2.49m [min]]

Stairs to the first floor landing, two central heating radiators, UPVC double glazed bay window to the front aspect and feature electric fireplace with hearth and surround. Door to the kitchen/diner.



KITCHEN/DINER

14'10" x 11'5" [4.53m x 3.5m]

Range of modern fitted wall and base units with laminate work surface over, space and plumbing for a cooker, inset chrome sink with mixer tap, built in appliances including fridge/freezer, dishwasher and washing machine. UPVC side door, central heating radiator, UPVC double glazed French doors to the conservatory and spotlights to the ceiling.



CONERVATORY

10'10" x 7'0" [3.31m x 2.15m]

UPVC double glazed windows, central heating radiator and UPVC double glazed French doors to the garden.



FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom.

BEDROOM ONE

8'2" x 10'11" [2.51m x 3.34m]

Central heating radiator, UPVC double glazed window to the front aspect and built in wardrobes.



BEDROOM TWO

8'1" x 10'7" [2.48m x 3.25m]

Central heating radiator and UPVC double glazed window to the rear aspect.



BEDOOM THREE

8'0" x 6'5" [2.46m x 1.96m]

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

BATHROOM/W.C.

6'3" x 7'4" [1.91m x 2.26m]

Modern fitted white three piece suite comprising low flush w.c., double shower unit with shower head over and pedestal wash basin with vanity unit and chrome mixer tap. Fully tiled walls and floor. Ladder style central heating radiator and UPVC double glazed frosted window to the rear aspect.



OUTSIDE

To the front of the property is a block paved driveway providing off street parking for up to four vehicles leading to the single detached garage with up and over door.To the rear is an enclosed lawned garden with paved patio area.



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.