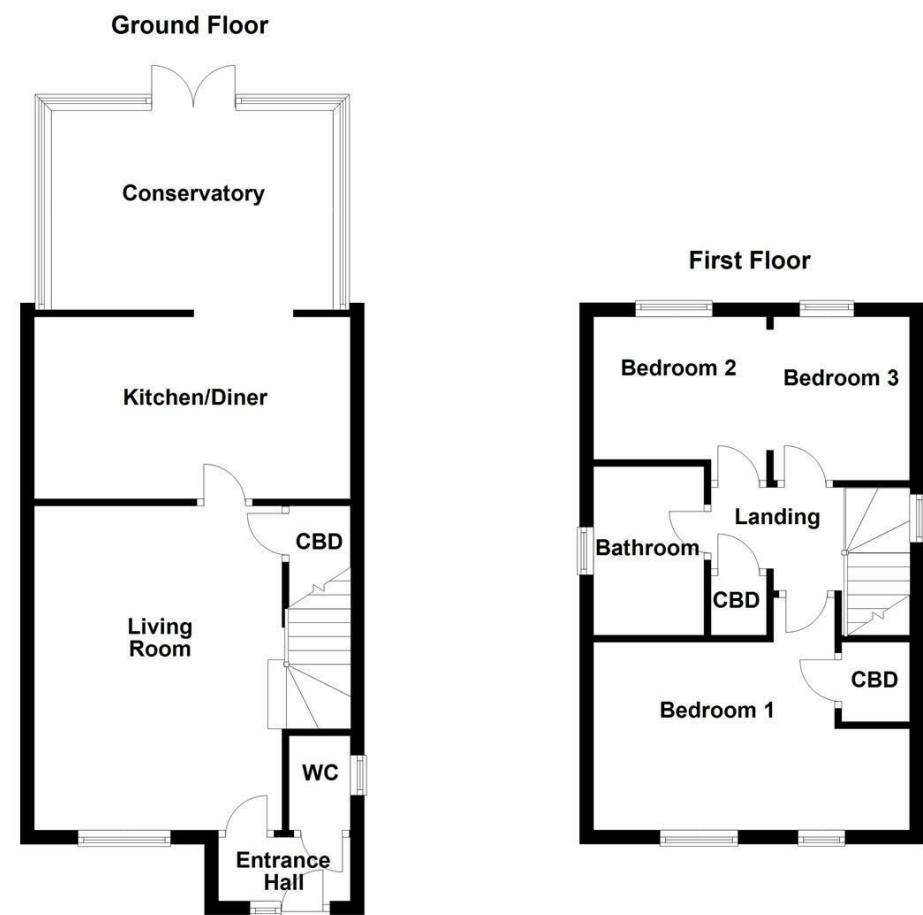


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



91 Parkinson Close, Wakefield, WF1 4NR

For Sale Freehold £245,000

Nestled in a cul-de-sac location is this superbly presented three bedroom true detached family home benefitting from well proportioned accommodation, off road parking and front and rear gardens.

The property briefly comprises of the entrance hall, downstairs w.c. living room, kitchen/diner and conservatory. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front of the property the garden is laid to lawn with planted bed border and mature trees. A paved pathway runs to the front door. Whilst round to the rear the garden is laid to lawn incorporating a paved patio area, perfect for outdoor dining and entertaining, space for a garden shed and fully enclosed by timber fencing. Beyond the garden is a tarmacadam driveway providing off road parking for up to six cars.

The property is located close to amenities and schools, whilst local bus routes travel to and from Wakefield city centre. The M1 and M62 motorway network is only a short drive away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that is on offer at this quality home and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, central heating radiator, coving to the ceiling, loft access and doors to the downstairs w.c. and living room.

W.C.

4'5" x 2'11" [1.36m x 0.89m]

UPVC double glazed frosted window to the side, concealed low flush w.c., ceramic wash basin built into storage unit and mixer tap. Partially tiled.

LIVING ROOM

15'1" x 15'3" [max] x 2'11" [min] [4.61m x 4.65m [max] x 0.89m [min]]

Decorative panelling to one wall, coving to the ceiling, UPVC double glazed window to the front, two central heating radiators and stairs to the first floor. Access to an under stairs storage cupboard and door to the kitchen/diner.



KITCHEN/DINER

15'0" x 8'7" [4.59m x 2.62m]

Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and exposed brick splash back. Four ring gas hob with partial pyrex splash back above and extractor hood. Integrated oven, integrated dishwasher, space and plumbing for a washing machine and space and plumbing for an American style fridge/freezer. Downlighting and kickboard lighting, an opening to the conservatory, central heating radiator.



CONSERVATORY

9'5" x 13'6" [2.88m x 4.13m]

Surrounded by UPVC double glazed windows, a set of UPVC double glazed French doors to the rear garden and central heating radiator.



FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, loft access and doors to three bedrooms, house bathroom and storage cupboard housing the combi boiler.

BEDROOM ONE

15'1" x 11'10" [max] x 4'7" [min] [4.6m x 3.62m [max] x 1.4m [min]]

UPVC double glazed windows to the front and central heating radiator. Access to an upstairs storage cupboard and set of fitted wardrobes with sliding mirror doors.



BEDROOM TWO

8'9" x 8'9" [max] x 2'8" [min] [2.69m x 2.67m [max] x 0.82m [min]]

UPVC double glazed window to the rear, an opening into bedroom three and central heating radiator.



BEDROOM THREE

8'10" x 6'1" [2.7m x 1.87m]

An opening to bedroom two, central heating radiator and UPVC double glazed window to the rear.

BATHROOM/W.C.

5'5" x 6'0" [1.66m x 1.85m]

Spotlights to the ceiling, UPVC double glazed frosted window to the side, central heating radiator, concealed low flush w.c., ceramic wash basin built into storage unit with mixer tap. Panelled bath with mixer tap and overhead shower attachment. Fully tiled and extractor fan.



OUTSIDE

To the front of the property the garden is laid to lawn with planted bed border and mature trees. A paved pathway runs to the front door. Whilst round to the rear the garden is laid to lawn incorporating a paved patio area, perfect for outdoor dining and entertaining, space for a garden shed and fully enclosed by timber fencing. Beyond the garden is a tarmac driveway providing off road parking for up to six cars.



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.