

WAKEFIELD
01924 291 294 | **OSSETT**
01924 266 555 | **HORBURY**
01924 260 022

NORMANTON
01924 899 870 | **PONTEFRACT & CASTLEFORD**
01977 798 844



IMPORTANT NOTE TO PURCHASERS

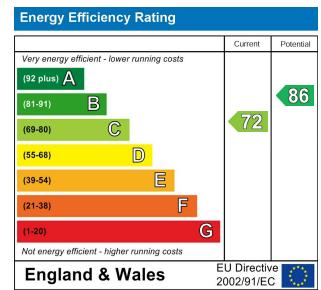
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

14 Ashworth Square, Wakefield, WF1 4SN

For Sale Freehold £270,000

Deceptive from the front and boasting accommodation over three levels is this spacious town house in a cul-de-sac location with three bedrooms, one with en suite shower room, enclosed garden, off street parking and an integral garage. UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises entrance hall, kitchen/diner, downstairs w.c. and integral garage. The first floor landing leads to the spacious lounge, bedroom three and the house bathroom/w.c. To the second floor there are two further good sized bedrooms, one with en suite shower room/w.c. Outside, there is a small low maintenance garden to the front with a driveway providing off street parking leading to the integral single garage. Lawned garden to the rear incorporating paved patio.

The property is well placed for access to a range of amenities including local shops, schools, bus routes, Wakefield city centre itself and within walking distance of Pinderfields Hospital. The motorway network is only a short drive away for those wishing to commute further afield.

An ideal home for the professional couple or family and an early viewing is recommended to avoid disappointment.



[Zoopla.co.uk](#) [rightmove](#)



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ACCOMMODATION

ENTRANCE HALL

Front entrance door leading into the entrance hall. Staircase to the first floor landing, understairs storage cupboard, central heating radiator, tiled floor and doors to the kitchen/diner, downstairs w.c. and integral garage.

KITCHEN DINER

16'4" x 12'10" (4.98m x 3.93m)

Comprising a range of wall and base units with laminate work surface over incorporating a 1.5 bowl stainless steel sink and drainer. Plumbing and spaces for a washing machine and dishwasher, space for a fridge/freezer, integrated Bosch oven and grill, four ring gas hob with cooker hood over, tiled floor, tiled splash backs, spotlights, two central heating radiators, wall mounted boiler, UPVC double glazed window and French doors to the garden.



DOWNSTAIRS W.C.

Low flush w.c. and pedestal wash basin. Tiled floor and central heating radiator.

INTEGRAL GARAGE

Up and over door to the front, power and lighting.

FIRST FLOOR LANDING

UPVC double glazed window to the front, central heating radiator, staircase to the second floor landing and doors to the lounge, bedroom three and the house bathroom/w.c.

LOUNGE

16'4" x 10'8" (4.98m x 3.27m)

Two UPVC double glazed windows to the rear, coving to the ceiling and two central heating radiators.

BEDROOM THREE

9'7" x 7'9" (2.93m x 2.38m)

Two UPVC double glazed windows to the front and central heating radiator.



HOUSE BATHROOM/W.C.

8'5" x 5'6" (2.59m x 1.70m)

Three piece suite comprising panelled bath, low flush w.c. and pedestal wash basin. Part tiled walls, laminate flooring and central heating radiator.

SECOND FLOOR LANDING

Doors to two further bedrooms and storage cupboard.

BEDROOM ONE

16'3" x 10'2" (4.96m x 3.10m)

UPVC double glazed window to the rear, central heating radiator, loft access and door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

9'1" x 4'7" (2.77m x 1.40m)

Three piece suite comprising shower cubicle with mixer shower, low flush w.c. and pedestal wash basin. Central heating radiator and part tiled walls.



BEDROOM TWO

12'9" x 9'5" (3.90m x 2.88m)

UPVC double glazed window to the front, central heating radiator and storage cupboard.

OUTSIDE

Small low maintenance garden to the front with a driveway providing off street parking leading to the integral single garage. Lawned garden to the rear incorporating paved patio.



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.