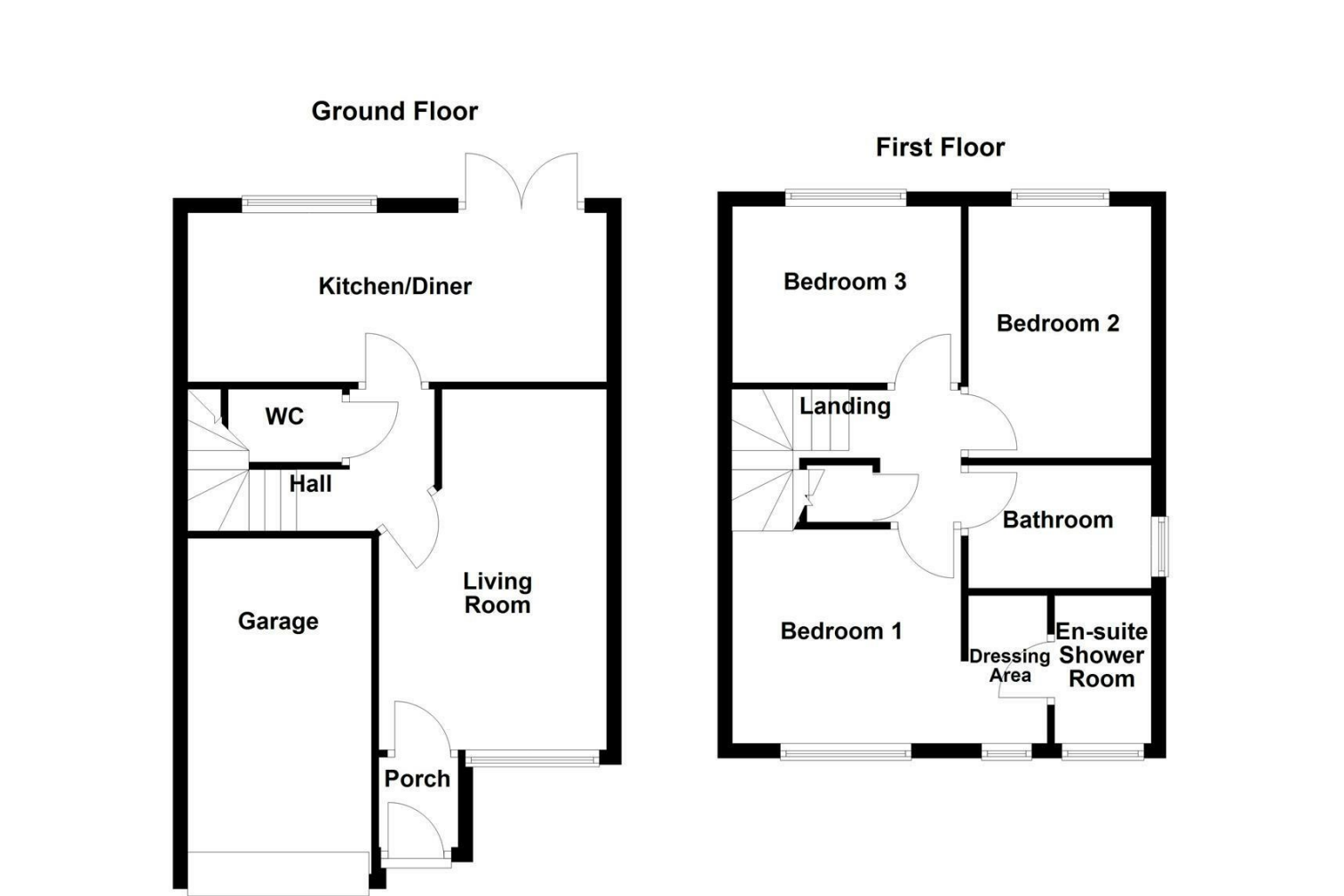




WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRAC T & CASTLEFORD

01977 798 844



## 11 Limestone Road, Wakefield, WF1 2GL

### For Sale Freehold £275,000

Occupying an attractive position within a modern new build development, this well presented three bedroom semi detached property benefits from driveway parking and an attached garage providing off-street parking for one to two vehicles.

The accommodation briefly comprises an entrance porch, living room and a contemporary kitchen diner. To the first floor is a landing leading to three well-proportioned bedrooms and a modern family bathroom, with the principal bedroom further benefiting from an en suite shower room. Externally, the property enjoys patio seating areas and low maintenance lawned gardens, together with driveway parking and garage. Ideally located for access to local shops and amenities, as well as the wider facilities that Wakefield has to offer, the property is also well placed for the motorway network, making it ideal for those commuting further afield.

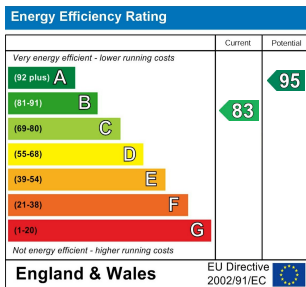
Ready to move into, early viewing is highly recommended.

**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

FRONT PORCH

Entry is gained through the front door into the front porch, which benefits from a central heating radiator and a door leading through to the main lounge.

LOUNGE

16'1" (max) x 10'2" [4.92m (max) x 3.11m]  
UPVC double glazed window to the front, central heating radiator, and a door leading through to the inner hallway.



INNER HALLWAY

The inner hallway provides access to the downstairs W.C. and the kitchen diner.

KITCHEN DINER

18'9" x 7'7" [5.73m x 2.32m]  
UPVC windows to the rear elevation and UPVC French doors opening out to the garden, central heating radiator. The kitchen is fitted with a

modern range of wall and base units providing ample storage, complemented by laminate worktops. Appliances include a stainless steel 1½ bowl sink with mixer tap, integrated gas hob, integrated oven with cooker hood, and space for a fridge freezer, washing machine, and dishwasher.

DOWNSTAIRS W.C.

5'1" x 3'1" [1.55m x 0.95m]  
Fitted with a two piece suite comprising a low flush WC and a wash hand basin with mixer tap, along with a central heating radiator.

FIRST FLOOR LANDING

Providing access to three bedrooms and the house bathroom.

BEDROOM ONE

14'3" x 9'7" [4.36m x 2.93m]  
UPVC double glazed windows to the front, a central heating radiator and a door leading through to the en-suite shower room.



EN SUITE SHOWER ROOM

4'3" x 6'9" [1.32m x 2.08m]  
Frosted uPVC window to the front elevation and a three-piece suite comprising a walk in shower with sliding door and wall-mounted shower, wash hand basin with mixer tap, WC, and a central heating radiator. Fully tiled within the shower cubicle.



BEDROOM TWO

11'3" x 7'10" [3.43m x 2.40m]  
UPVC double glazed window to the rear and a central heating radiator.



BEDROOM THREE

10'2" x 7'10" [3.12m x 2.40m]  
UPVC double glazed window to the rear and central heating radiator..



HOUSE BATHROOM

8'2" x 5'6" [2.50m x 1.68m]  
Frosted UPVC window to the side, central heating radiator and partially tiled walls. The three piece suite comprises a corner bath with handheld shower attachment, wash hand basin with mixer tap and a WC.



OUTSIDE

To the front of the property there is driveway parking providing ample space for two vehicles, along with an integral storage garage. To the rear of the property is a flagged patio seating area, low maintenance lawn, and planted borders, with space suitable for a treehouse, storage shed, or playhouse.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.