Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



20 Newton Close, Wakefield, WF1 2QG

For Sale Freehold £225,000

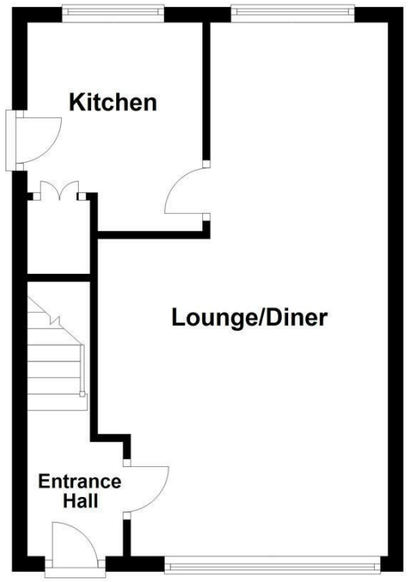
Well appointed throughout, this three bedroom semi detached home offers spacious accommodation and is ideal for first time buyers, couples, or growing families alike.

Benefiting from UPVC double glazing and gas central heating, the accommodation briefly comprises an entrance hall, a spacious lounge/dining room and a fitted kitchen. To the first floor landing are three well proportioned bedrooms, two of which are doubles, together with a modern family bathroom. Externally, the property enjoys a low maintenance, flagged front garden with gated access to the side leading to a tarmacadam driveway providing off street parking for two to three vehicles, which in turn leads to a detached concrete sectional garage with up and over door. To the rear is an attractive, enclosed garden laid with Indian stone patio, perfect for outdoor entertaining and low maintenance living.

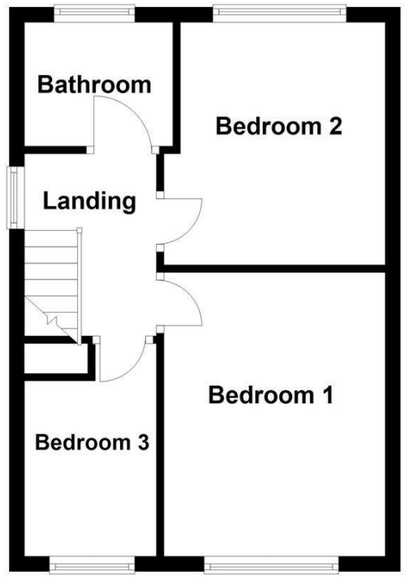
The property is well placed for access to a range of local amenities including shops, schools, and bus routes, and also benefits from excellent access to the motorway network for those wishing to commute further afield.

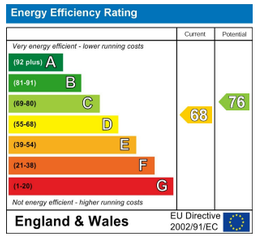
An excellent opportunity for a first time buyer, young family, or those looking to downsize, an early viewing is highly recommended to fully appreciate all that this home has to offer.

Ground Floor



First Floor





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

ENTRANCE HALL
A radiator and stairs leading to the first floor landing with a door into the lounge.

LOUNGE/DINER
12'9" max x 7'10" min x 23'1" (3.90m max x 2.41m min x 7.05m)
A gas fire with marble surround, UPVC double glazed window to the front and rear, two radiators and coving to the ceiling.



KITCHEN
8'10" x 8'1" max (2.71m x 2.48m max)
A modern fitted kitchen offering a range of wall and base units with worktops over, incorporating a stainless steel sink and drainer with mixer taps, integrated combo microwave, integrated oven and grill, and four ring gas hob with stainless steel extractor hood above. Fully tiled walls, space for fridge/freezer and fully tiled flooring. Double doors to the understairs storage area and a UPVC door to the side.

FIRST FLOOR LANDING
Loft access and a frosted UPVC double glazed window to the side. Doors lead off to three bedrooms and the house bathroom.

BEDROOM ONE
12'2" x 9'10" (3.71m x 3.00)
UPVC double glazed window to the front and a radiator.



BEDROOM TWO
10'9" x 9'11" (3.29m x 3.03m)
A UPVC double glazed window to the rear and a radiator.



BEDROOM THREE
5'9" x 9'3" (1.77m x 2.82m)
A storage cupboard over the bulkhead of the stairs, a UPVC double glazed window to the front and a radiator.

BATHROOM/W.C.
6'4" x 5'6" (1.94m x 1.68m)
Fitted with a low flush w.c., wash basin with pedestal and a panel bath with mixer shower attachment over. Fully tiled walls and flooring, a heated chrome towel radiator and a frosted UPVC double glazed window to the rear.



OUTSIDE
To the front, there is a low maintenance partially flagged garden. To the side, a tarmac driveway provides off street parking for two to three vehicles leading to a concrete sectional detached garage with up and over door. To the rear there is an attractive Indian stone terraced garden, ideal for outdoor dining or entertaining.





COUNCIL TAX BAND
The council tax band for this property is B.

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.