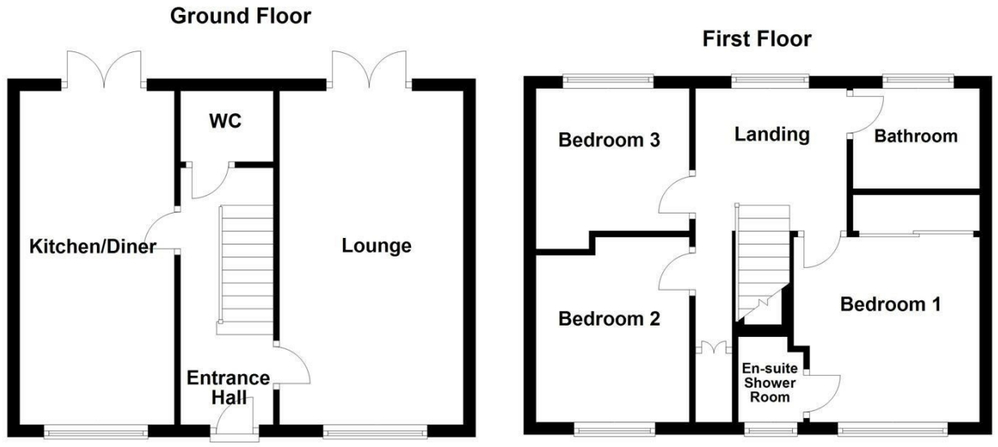
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



2 Clarke Hall Court, Wakefield, WF1 4FH

For Sale Freehold £330,000

Situated on this modern development is this well appointed and spacious three bedroom detached family home benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, downstairs w.c., modern fitted kitchen/diner and spacious lounge. Stairs lead to the first floor providing access to three bedrooms with bedroom one boasting en suite shower room and additional main house bathroom/w.c. Outside, lawned garden to the front and driveway to the side providing off street parking leading to the brick built semi detached garage. Whilst to the rear, a good sized lawned garden incorporating stone flagged patio.

The property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to the motorway network, ideal for the commuter looking to travel further afield.

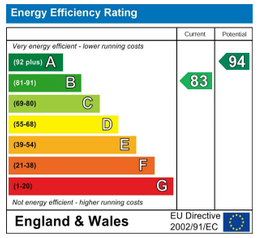
Simply a fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate to accommodation on offer and to avoid disappointment.

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
Composite entrance door to entrance hall. Radiator, stairs to the first floor landing, understairs storage and doors to downstairs w.c, kitchen/diner and lounge.

LOUNGE
10'1" x 17'10" (3.08m x 5.44m)
UPVC double glazed window to the front and French doors to the rear. Two radiators.

W.C.
Low flush w.c., wash basin pedestal, tiled floor, radiator and UPVC double glazed frosted window to the rear.

KITCHEN/DINER
8'3" x 17'9" (2.52m x 5.43m)
Range of modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, integrated Zanussi oven and grill with four ring gas hob, stainless steel back and cooker hood above. Integrated fridge/freezer, dishwasher and automatic washing machine. UPVC double glazed window to the front, French doors to the rear, tiled effect floor and radiator.

FIRST FLOOR LANDING
UPVC double glazed window to the rear, radiator, loft access and doors to three bedrooms and the bathroom. Further door to the airing cupboard.

BEDROOM TWO
8'5" x 11'6" (2.58m x 3.51m)
UPVC double glazed window to the front and radiator.

BEDROOM THREE
8'5" x 6'2" (min) x 8'2" (max) (2.59m x 1.88m (min) x 2.51m (max))
UPVC double glazed window to the rear and radiator.

BATHROOM/W.C.
6'6" x 6'3" (2.00m x 1.92m)
Low flush w.c., wash basin with part tiled splash back, panelled bath, fully tiled floor, UPVC double glazed frosted window to the rear, recess LED ceiling spotlights and radiator.

BEDROOM ONE
11'2" x 10'2" (3.42m x 3.12m)
Fitted wardrobes with sliding mirrored doors to one side of the wall, UPVC double glazed window to the front and radiator. Door to en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'2" x 5'5" (1.88m x 1.67m)
Low flush w.c., wash basin over vanity drawers, shower cubicle with mixer shower, part tiled walls, fully tiled floor, radiator, recess LED ceiling spotlights, shaver socket point and UPVC double glazed frosted window to the front.

OUTSIDE
To the front of the property is a lawned garden and tarmacadam driveway to the side providing off street parking leading to brick built semi detached garage. Lawned garden to the rear incorporating stone flagged patio.

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

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.