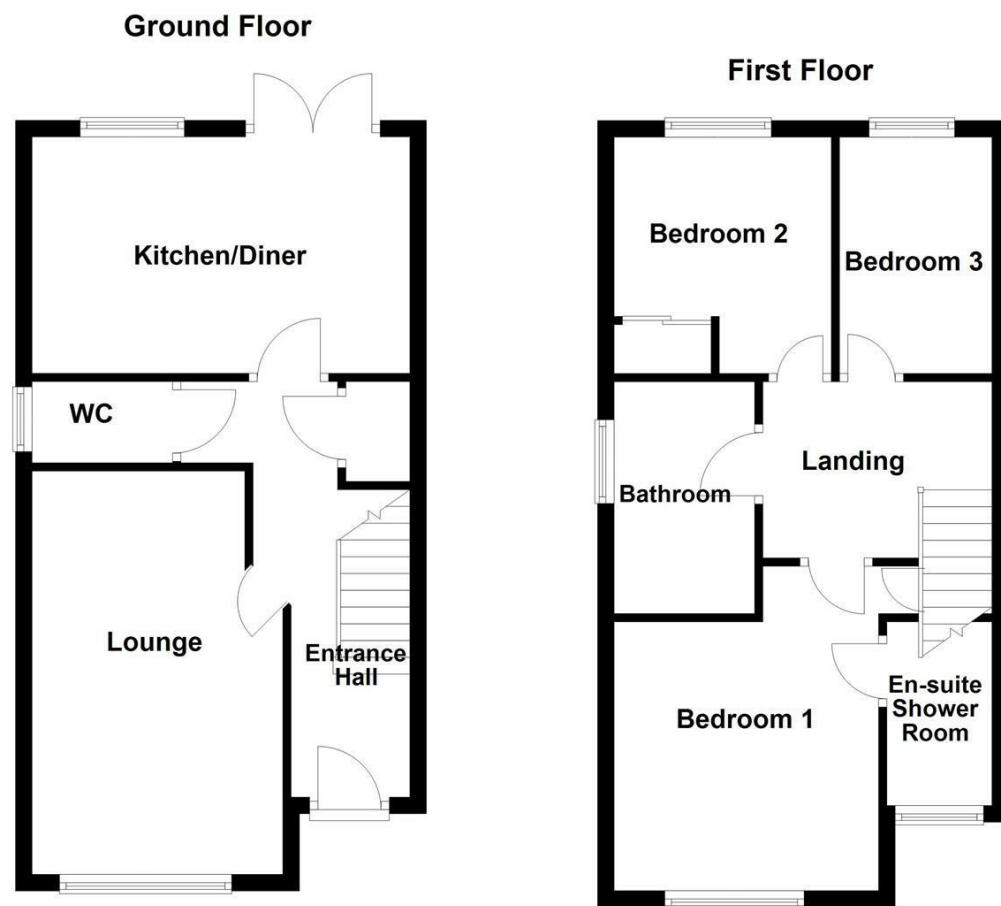




WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



126 Park Hill Way, Wakefield, WF1 5FZ

For Sale Freehold £274,995

Superbly appointed throughout, this spacious three bedroom semi detached home is ideal for a working couple or growing family looking to step onto the property market. Benefiting from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall, a comfortable lounge, a separate w.c., and a contemporary open plan kitchen diner fitted to a high standard. To the first floor are three well proportioned bedrooms, with bedroom one featuring an en suite shower room, together with a modern family bathroom. Externally, the property offers a tarmac driveway providing ample off street parking, while to the rear there is a lawned garden with a paved patio area, ideal for outdoor entertaining.

The property is well placed for local amenities, including shops, schools, and bus routes, and provides excellent access to the motorway network, making it perfect for commuters.

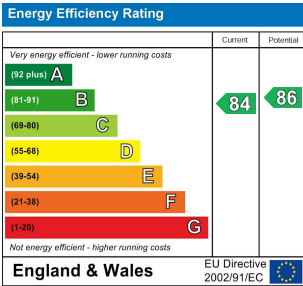
This is a fantastic home, beautifully presented and ready to move into, an early viewing is highly recommended to fully appreciate the quality and accommodation on offer.

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

LVT wood effect flooring, a central heating radiator, stairs to the first floor landing and doors leading to the understairs cloak storage, kitchen diner, downstairs w.c. and lounge.

LOUNGE

9'11" [min] x 11'1" [max] by 15'8" [3.04m [min] x 3.38m [max] by 4.80m]
A double glazed UPVC window to the front elevation and a central heating radiator, with a bright and open layout ideal for relaxing or entertaining.



W.C.
6'7" x 3'6" [2.03m x 1.08m]

A low flush w.c. and a pedestal wash basin, with part tiled walls, LVT wood effect flooring, a heated chrome towel radiator and a frosted double glazed UPVC window to the side elevation.

KITCHEN/DINER

16'7" x 10'3" [5.06m x 3.14m]
A range of white gloss wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer, integrated dishwasher, touch screen electric hob, Bosch microwave and double oven, and an integrated fridge freezer. Recessed spotlights, LED lighting to the skirting, LVT flooring, a double glazed UPVC window and French doors leading to the rear garden.



FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom.

BEDROOM ONE

14'1" x 6'7" [min] x 11'1" [max] [4.31m x 2.03m [min] x 3.38m [max]]
A double glazed UPVC window to the front elevation, a central heating radiator and a door to the airing cupboard and en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'2" m x 7'8" m [1.58 m x 2.34 m]
A concealed cistern w.c., a vanity wash basin with storage, and a shower cubicle with mixer shower and overhead rainfall attachment. Fully tiled flooring, part tiled walls, recessed ceiling spotlights, a heated towel radiator and a frosted UPVC double glazed window to the front elevation.



BEDROOM TWO

9'8" x 9'1" [2.95m x 2.79m]
A built in wardrobe with sliding doors, a central heating radiator and a double glazed UPVC window to the rear elevation.



BEDROOM THREE

9'8" x 7'1" [2.96m x 2.18m]
A central heating radiator and a double glazed UPVC window overlooking the rear elevation.

BATHROOM/W.C.
5'6" x 8'5" [1.70m x 2.58m]
A modern three piece suite including a concealed cistern w.c., a vanity wash basin with storage drawers, and a panelled bath with shower over. The room has part-tiled walls, a fully tiled floor, recessed spotlights, a heated towel radiator and a frosted double glazed UPVC window to the side.



OUTSIDE

To the front, there is a driveway providing off street parking for two vehicles. To the rear, the property features a lawned garden incorporating a flagged patio area, perfect for outdoor entertaining.



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.