

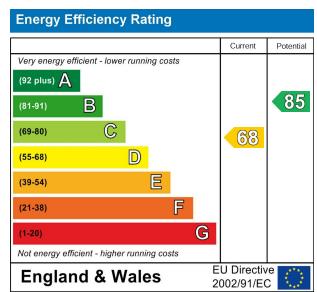
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



12 Carr Gate Mount, Carr Gate, Wakefield, WF2 0QP

For Sale Freehold £190,000

Offered for sale with no chain involved and vacant possession on completion is this three bedroom semi detached house with double glazing, gas central heating, good size lounge/dining room, enjoys gardens to both the front and rear and is situated within the popular area of Carr Gate.

The accommodation fully comprises entrance hall, lounge/dining room, kitchen, first floor landing, three bedrooms and the shower room/w.c. Outside there are lawned gardens to the front and rear. Driveway at the side leading to the detached garage.

The property is well placed to local amenities including shops and schools. Carr Gate is only a few minutes drive from Junction 41 of the M1 motorway, the dwelling is ideally placed for daily travel to Leeds and further afield, by car.

In need of modernisation throughout however offering a lot of potential, an ideal home for the first time buyer, couple and growing family.



ACCOMMODATION

ENTRANCE HALL

Entrance door, double glazed frosted window to the side, radiator, stairs to the first floor landing, understairs storage, doors to the kitchen and lounge diner.

LOUNGE DINER

24'6" into bay x 11'1" max x 10'6" min (7.47m into bay x 3.38m max x 3.21m min)

Double glazed bay windows to the front, two radiators, fire surround, serving hatch into the kitchen, double glazed window to the rear.



KITCHEN

9'2" x 5'10" (2.81m x 1.78m)

A range of wall and base units with work surface over, stainless steel sink and drainer over base unit, double glazed window to the side, UPVC frosted door to the rear, space for a cooker, space for fridge freezer, combination boiler.



FIRST FLOOR LANDING

Double glazed frosted window to the side, loft access, doors to bedrooms and bathroom/w.c. Airing cupboard.

BEDROOM ONE

10'11" x 13'0" into bay (3.35m x 3.97m into bay)

Double glazed bay window to the front, radiator, storage cupboard.



BEDROOM TWO

11'11" max x 10'11" max (3.65m max x 3.34m max)

Door to the storage cupboard, double glazed window to the rear, radiator, coving to the ceiling.



BEDROOM THREE

7'10" x 5'8" (2.41m x 1.74m)

Double glazed window to the rear, radiator and storage cupboard.

SHOWER ROOM/W.C.

6'6" x 5'6" (2m x 1.70m)

Low flush w.c., wash basin over pedestal, shower cubicle with mixer shower and fully tiled walls. Tiled floor, double glazed frosted window to the side and radiator.

OUTSIDE

Lawned garden, driveway to the side providing off

road parking and leading to the detached garage with swing doors. Lawned garden to the rear incorporating flagged patio and timber shed.



COUNCIL TAX BAND

The council tax band for this property is C

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.