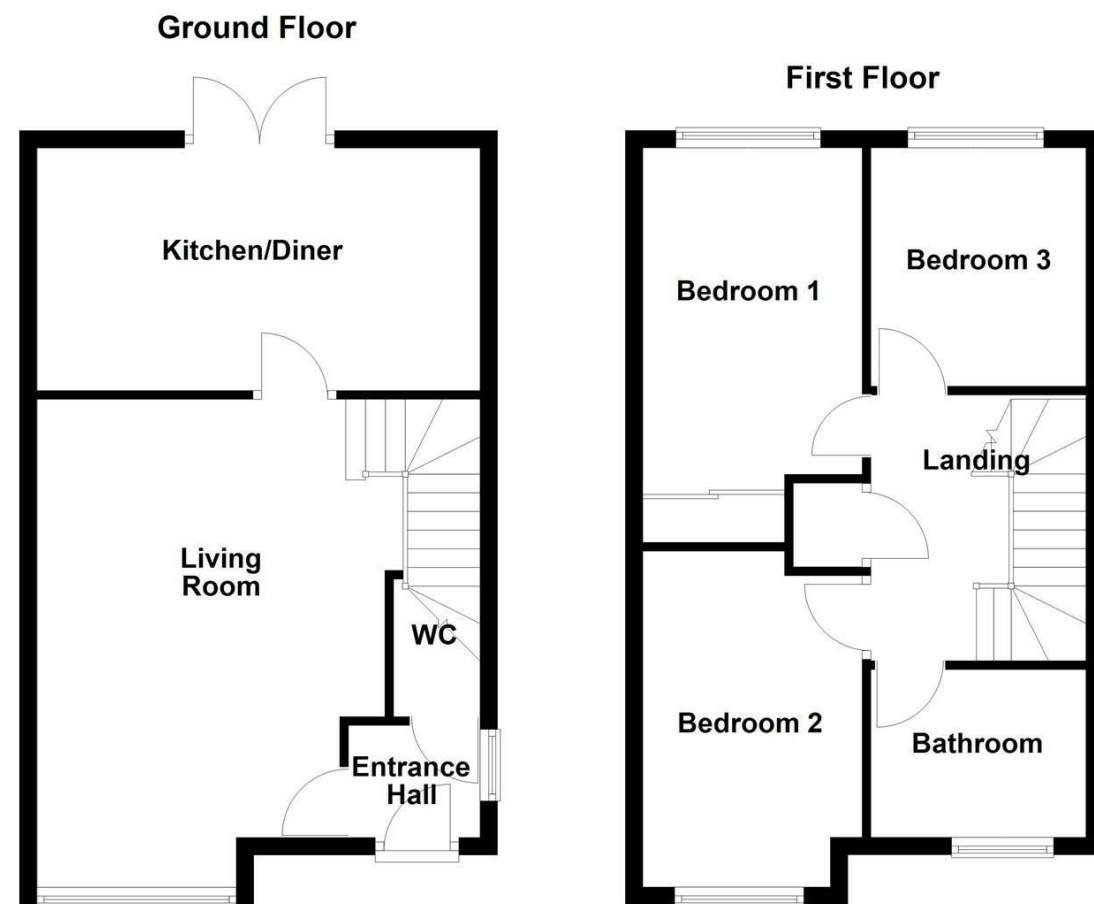




WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
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6 Haywood Road, Wakefield, WF1 4FP

For Sale Freehold £265,000

Located within a modern and attractive development, this well presented three bedroom semi detached home offers stylish and contemporary living throughout.

The property benefits from a modern fitted kitchen diner featuring integrated appliances and French doors opening onto the enclosed rear garden. A spacious living room and a welcoming entrance hall with a contemporary downstairs WC complete the ground floor accommodation. To the first floor, the landing provides access to three well proportioned double bedrooms, with bedroom one further enhanced by a built in double wardrobe with sliding doors. A modern three piece house bathroom serves the bedrooms. Externally, the property enjoys a double block paved driveway providing ample off road parking, complemented by an electric vehicle charging point. A covered porch shelters the front entrance, with a paved pathway leading to a timber gate granting access to the rear garden. The enclosed rear garden features an 'L' shaped paved patio area, ideal for outdoor dining and entertaining, overlooking a generously sized lawn with planted borders. Timber fencing to all sides ensures a high degree of privacy.

Conveniently positioned within walking distance of local amenities and well-regarded schools, the property also benefits from excellent transport links, with easy access to Wakefield city centre, as well as the M1 and M62 motorways, making it ideal for commuters.

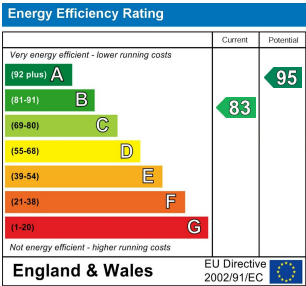
An excellent opportunity to acquire a quality home in a sought-after location, early viewing is highly recommended.

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

ENTRANCE HALL

A composite entrance door leads into the entrance hall, which benefits from a central heating radiator and a UPVC double glazed window to the side. Doors provide access to the downstairs WC and the living room.

DOWNSTAIRS W.C.

5'2" x 3'3" [1.58m x 1.0m]

Fitted with a low flush WC with concealed cistern and a wash hand basin with chrome mixer tap. The room features partially tiled walls, fully tiled flooring, and inset ceiling spotlights.

LIVING ROOM

18'4" x 15'6" [max] x 10'2" [min] [5.61m x 4.73m [max] x 3.12m [min]]

UPVC double glazed window overlooking the front, a staircase rising to the first floor landing, central heating radiator and a door providing access into the kitchen diner.



KITCHEN DINER

9'1" x 15'5" [2.79m x 4.70m]

UPVC double glazed French doors leading to the rear, fully tiled flooring, inset ceiling spotlights, central heating radiator. A well appointed kitchen fitted with a range of modern wall and base units with complementary work surfaces. Incorporates a 1½ bowl stainless steel sink with chrome swan neck mixer tap. Integrated appliances include a Zanussi oven and grill, four ring gas hob with stainless steel splashback and extractor hood, full-size dishwasher, integrated fridge with separate freezer below, and washing machine.

FIRST FLOOR LANDING

Providing access to three bedrooms, the house bathroom, a useful storage cupboard, and loft access.

BEDROOM ONE

8'3" x 12'11" [2.54m x 3.94m]

UPVC double glazed window to the rear, central heating radiator, and a built in double wardrobe with sliding doors.



BEDROOM TWO

8'3" x 12'8" [max] x 11'8" [min] [2.53m x 3.87m [max] x 3.58m [min]]

UPVC double glazed window to the front and central heating radiator.



BEDROOM THREE

9'2" x 6'11" [2.80m x 2.11m]

UPVC double glazed window to the rear and central heating radiator.



BATHROOM

6'3" x 6'9" [1.92m x 2.08m]

Frosted UPVC double glazed window to the front, heated towel radiator, spotlights, extractor fan, fully tiled walls and floor. Fitted with a modern three piece suite comprising a panelled bath with glass shower screen and mixer shower over, low flush WC with concealed cistern, and wash hand basin with chrome mixer tap.



OUTSIDE

To the front of the property is a paved double driveway providing ample off road parking, a planted border and an electric vehicle charging point. A paved pathway leads to a timber gate providing access to the rear garden. The rear garden is fully enclosed and features a spacious 'L' shaped paved patio area, ideal for outdoor entertaining, alongside an attractive lawned garden and timber shed. Timber panel fencing surrounds the rear garden.



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.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"We have particularly enjoyed living at 6 Haywood Road. It was ideally suited to us with good transport networks to Leeds, where we both work. We especially like the private rear garden, which isn't overlooked and the large living room. "