

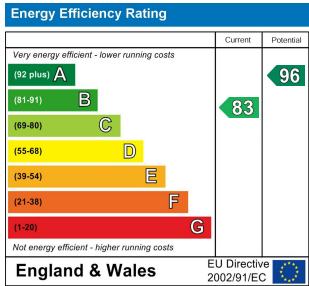


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 27 Field Gate View, Wakefield, WF2 7FE

### For Sale Freehold £210,000

Situated on this modern development is this well presented two bedroom semi detached property benefitting from driveway parking and an enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., modern fitted kitchen and lounge. The first floor landing leads to two bedrooms and three piece suite house bathroom. Outside to the front is a lawned garden and driveway running down the side of the property for two/three vehicles. To the rear is an enclosed lawned garden with seating areas, perfect for outdoor dining.

The property is well placed to local amenities including shops and schools with several local schools within walking distance such as Hendal Lane Primary School which is only minutes walk away and Kettlethorpe High School. The property boasts great access to Newmillerdam Country Park and Pugneys Country Park for those who enjoy idyllic walks. There are main bus routes to Wakefield city centre and Junction 39 of the M1 motorway network is only a short drive away, perfect for those looking to commute for work.

A fantastic opportunity to purchase this family home and a viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Front entrance door, staircase to the first floor landing, central heating radiator, built in understairs storage cupboard and doors to the kitchen, lounge and w.c.



### W.C.

5'6" x 2'11" [1.70m x 0.91m]

Two piece suite comprising low flush w.c. and wash hand basin with mixer tap and tiled splash back. Central heating radiator.

### KITCHEN

13'3" x 7'6" [4.05m x 2.31m]

Range of modern fitted wall and base units with wood

effect laminate work surfaces incorporating 1 1/2 stainless

steel sink and drainer with mixer tap, integrated double oven with gas hob and cooker hood. Integrated microwave, integrated fridge/freezer, space for a washing machine and integrated dishwasher. UPVC double glazed window to the front elevation, central heating radiator and spotlights.



### LOUNGE

14'4" x 10'7" [4.39m x 3.24m]

UPVC double glazed French doors and window to the rear elevation, central heating radiator.



### FIRST FLOOR LANDING

Two built in storage cupboards, UPVC double glazed window to the front elevation, central heating radiator, doors to two bedrooms and bathroom.

### BEDROOM ONE

14'5" x 8'3" [4.41m x 2.52m]

UPVC double glazed windows to the rear elevation and central heating radiator.



### BEDROOM TWO

9'4" x 7'11" [2.85m x 2.42m]

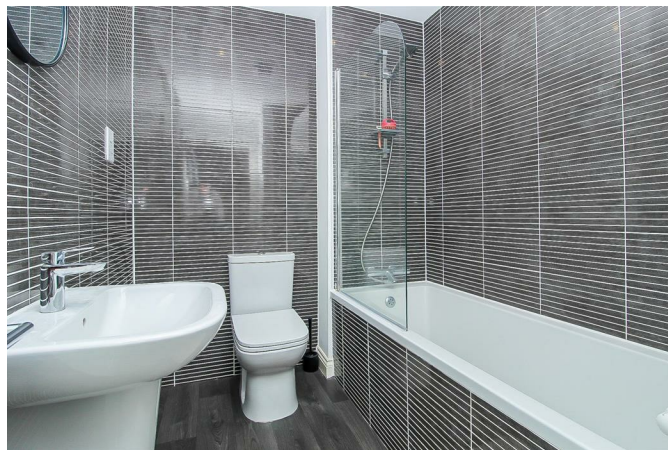
UPVC double glazed windows to the front elevation and central heating radiator.



### BATHROOM/W.C.

7'8" x 5'9" [2.36m x 1.77m]

Three piece suite comprising wall mounted shower over the bath, low flush w.c. and wash hand basin with mixer tap. Chrome ladder style radiator and spotlights.



### OUTSIDE

To the front is a lawned garden and driveway providing off road parking for two/three vehicles. To the rear is a flagged patio seating area, lawned garden with bush and shrubbery border and decked patio area, surrounded by timber fencing.



### 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.