



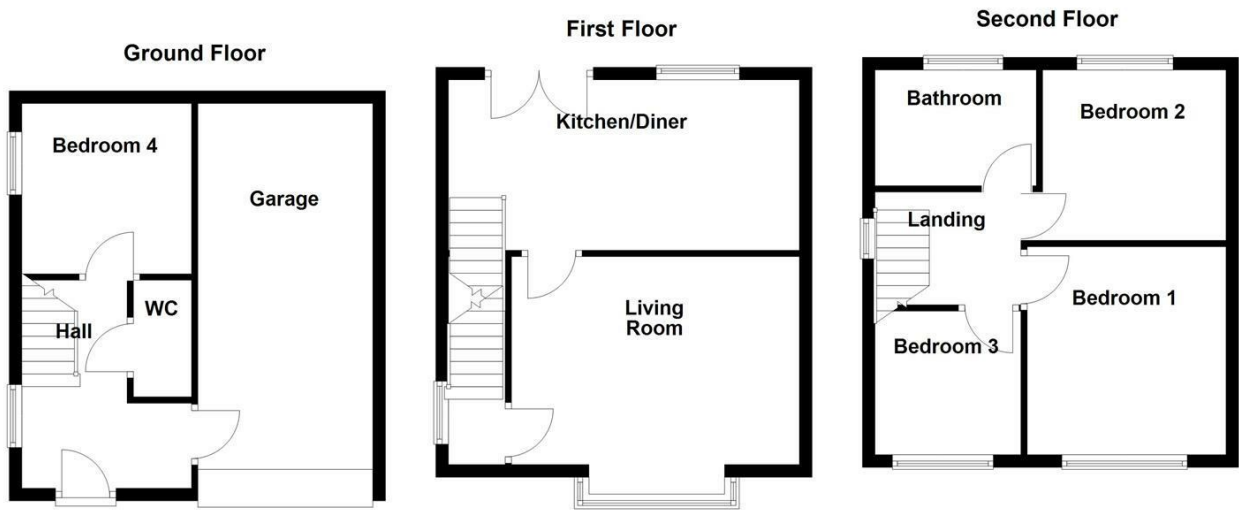
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

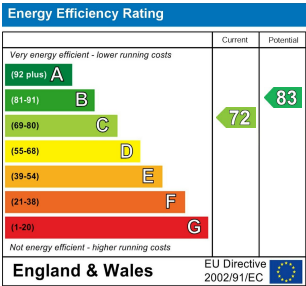


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 14 Kestrel View, Shelley, Huddersfield, HD8 8HH

### For Sale Freehold £285,000

Nestled in a cul-de-sac location is this deceptively spacious four bedroom semi detached property with accommodation over three floors benefitting from far reaching countryside views, driveway parking with integral garage and attractive rear garden.

The property briefly comprises of the entrance hall, integral garage, w.c. and downstairs bedroom. The first floor landing provides access to the modern kitchen/diner and lounge. Stairs to the second floor lead to three bedrooms and house bathroom. Outside to the front, a driveway provides off road parking for two vehicles leading to the single integral garage. To the rear is a tiered garden with patio and decked seating areas.

The property is ideally placed for pleasant countryside walks, as well as being only a short drive away from the motorway network for those looking to commute further afield.

Ready to move into, this property would make a fantastic family home and a viewing is highly recommended.





#### ACCOMMODATION

##### ENTRANCE HALL

Composite front entrance door, central heating radiator, UPVC double glazed window to the side and doors to the integral garage, downstairs bedroom and w.c.

##### INTEGRAL GARAGE

20'2" x 9'3" [6.16m x 2.84m]

Electric door to the front, shelving units, space and plumbing for a washing machine and dryer.

##### W.C.

5'9" x 2'7" [1.76m x 0.8m]

Two piece suite comprising low flush w.c. and wash hand basin. Central heating radiator.

##### BEDROOM FOUR

8'11" x 8'10" [2.72m x 2.70m]

UPVC double glazed window to the side elevation and central heating radiator. Stairs to the first floor landing.



##### FIRST FLOOR LANDING

Doors to the kitchen/diner and lounge.

##### KITCHEN/DINER

18'5" x 9'0" [5.62m x 2.76m]

Range of modern wall and base units with laminate work surface over, sink and drainer unit, integrated oven with gas hob and cooker hood. Integrated wine cooler, integrated dishwasher and integrated fridge/freezer. UPVC double glazed window and french doors to the rear, ladder style radiator, spotlights to the ceiling and door to the lounge.

##### LOUNGE

15'0" x 10'7" [4.58m x 3.23m]

UPVC double glazed box window to the front elevation, central heating radiator and door with stairs to the second floor landing.



##### SECOND FLOOR LANDING

UPVC double glazed windows to the side, doors to three bedrooms and bathroom.

##### BEDROOM ONE

11'10" [max] x 10'9" [3.61m [max] x 3.28m]

UPVC double glazed window to the front elevation with far reaching views of surrounding countryside and central heating radiator.



##### BEDROOM TWO

11'0" x 8'9" [3.37m x 2.69m]

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



##### BEDROOM THREE

7'9" x 7'6" [2.38m x 2.3m]

UPVC double glazed window to the front elevation, built in storage and central heating radiator.



##### BATHROOM/W.C.

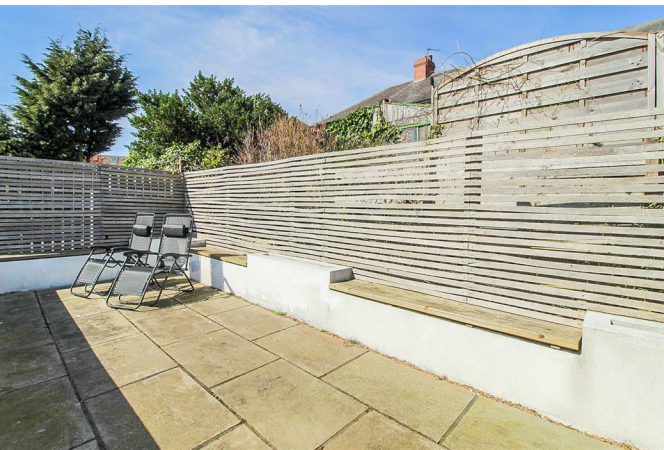
6'11" x 5'6" [2.13m x 1.68m]

Modern three piece suite comprising wall mounted shower over the bath, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the rear elevation, storage units, chrome style ladder radiator and spotlights.



##### OUTSIDE

To the front is driveway parking for two vehicles. To the rear is a tiered rear garden with patio and steps leading to a further flagged patio area and decked area.



##### 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 Ossett 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.