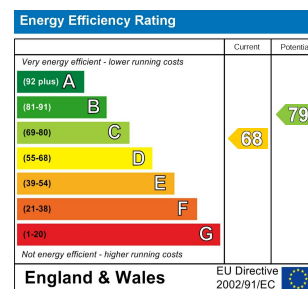
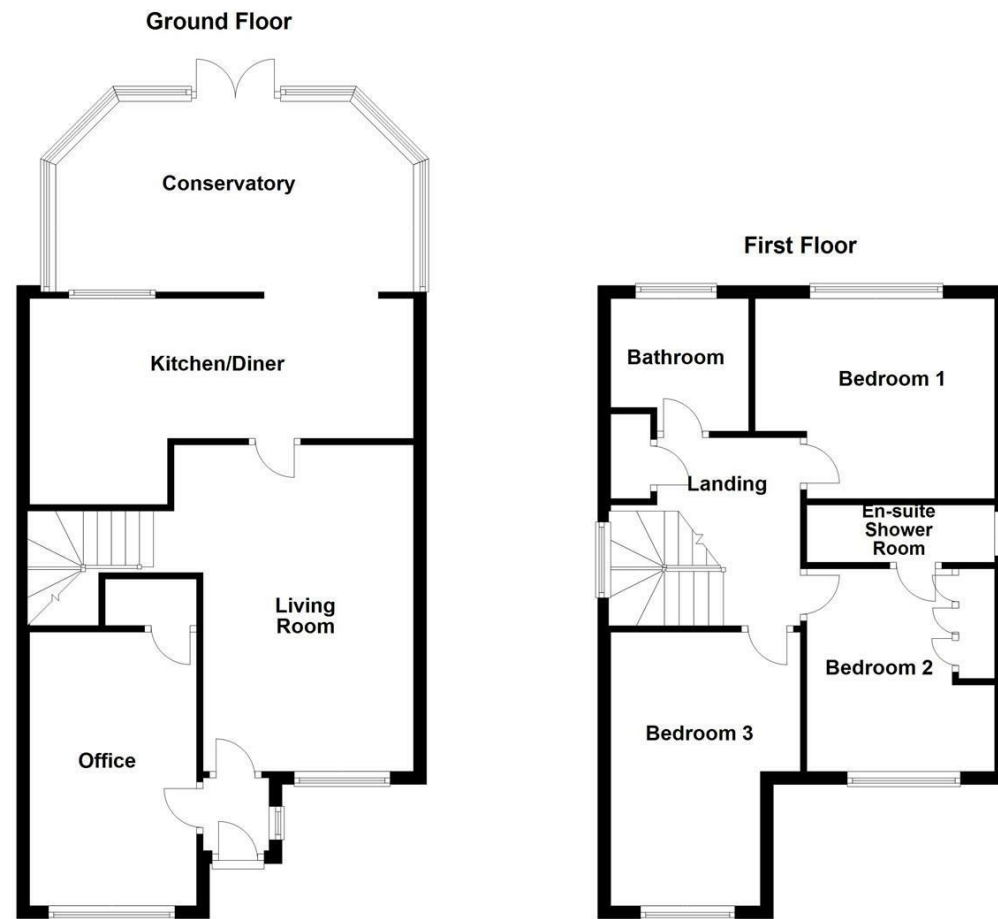




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



32 Aspen Court, Tingley, Wakefield, WF3 1HH

For Sale Freehold Offers In Excess Of £340,000

Enjoying a cul-de-sac location is this superbly appointed three bedroom detached family home occupying the head of the cul-de-sac. Having been extended to the front with a garage conversion and a conservatory to the rear, a modern fitted kitchen having breakfast bar and granite work surfaces, off road parking, UPVC double glazing and gas central heating.

The accommodation fully comprises of entrance hall, office, living room with marble fireplace, modern kitchen breakfast room with access into the large conservatory with French doors opening onto the rear garden. To the first floor there are three further bedrooms, bedroom two with en suite shower room/w.c. and in addition there is the house bathroom/w.c. Outside there is a driveway to the front providing off road parking for two cars with pleasant lawned garden. The enclosed rear garden has a paved patio with planted borders, hedged and fenced surround.

The property is within walking distance to the local amenities and schools nearby. There is really good access to the M1 and M62 motorway networks. A full internal inspection will reveal all that is on offer at this quality home.



ACCOMMODATION

ENTRANCE HALL

Quality Rockdoor composite door, Karndean flooring, coving to the ceiling, UPVC double glazed window to the side, oak doors with chrome handles leading into the office and living room.

OFFICE

74" x 13'9" [2.24m x 4.21m]

Presently used as an office by the vendor with Golden Oak Ultragrip Vinyl flooring, UPVC double glazed window to the front, central heating radiator, solid oak door with chrome handle into storage cupboard.

LIVING ROOM

16'6" x 10'8" min x 12'2" max [5.04m x 3.26m min x 3.72m max]

Light beech Italian Vinyl flooring, UPVC double glazed window to the front, gas fire on a marble hearth with matching interior within a beechwood surround, staircase leading to the first floor landing, coving to the ceiling, central heating radiator and solid oak door with chrome handle leading to the kitchen breakfast room.



KITCHEN BREAKFAST ROOM

19'4" x 10'1" max x 7'0" min [5.90m x 3.08m max x 2.15m min]

Karndean flooring, a range of wall and base units with granite work surface over, granite upstands, stainless steel sink and drainer cut into work surface and chrome mixer tap with swan neck, Range cooker with five ring ceramic hobs and ceramic griddle plate, glass splashback and cooker hood over. Space for a large fridge freezer, plumbing and drainage for a dishwasher, plumbing and drainage for a washing machine, downlights, inset spotlights to the ceiling, UPVC double glazed window to the sun room, central heating radiator, breakfast bar with granite worktop and a feature archway providing access into the conservatory.

CONSERVATORY

9'6" x 18'0" [2.92m x 5.51m]

Laminate flooring, UPVC double glazed windows, UPVC double glazed French doors to the rear and fully insulated ceiling.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation. loft access, central heating radiator with cover, solid oak doors with chrome handles to the bedrooms, house bathroom/w.c. and storage cupboard with shelving.

BEDROOM ONE

10'2" x 11'1" max x 9'4" min [3.12m x 3.65m max x 2.85m min]

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

BEDROOM TWO

10'2" x 9'5" max x 7'4" min [3.12m x 2.89m max x 2.26m min]

UPVC double glazed window to the front elevation, central heating radiator, a range of white shaker style fitted wardrobes along 3/4 of the wall, solid oak door with chrome handle into the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

2'10" x 9'4" [0.88m x 2.85m]

Enclosed shower cubicle with decorative waterproof bathroom panels, bi-folding doors, mixer shower with rain shower head and shower attachment. Part tiled walls, tiled floor, low flush w.c., wash basin with chrome mixer tap built into vanity cupboards below, chrome ladder style radiator, UPVC double glazed frosted window to the side, extractor fan.

BEDROOM THREE

13'10" x 9'8" max x 7'6" min [4.22m x 2.97m max x 2.30m min]

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



HOUSE BATHROOM/W.C.

6'10" x 7'1" [2.09m x 2.16m]

Panelled bath with mixer tap and shower attachment, pedestal wash

basin with two taps and a low flush w.c. Partially tiled walls, tiled floor, chrome ladder style radiator, extractor fan to the ceiling, UPVC double glazed frosted window to the rear.



OUTSIDE

Double block paved driveway providing ample off road parking with attractive lawned front garden, wood chip border, plants and bushes. A side cast iron gate and paved pathway with pebbled edges continues to the rear garden. The rear garden has a low maintenance patio area with planted border and conifer hedging, paved pathway leading to the other side to two garden sheds.



COUNCIL TAX BAND

The council tax band for this property is D

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"Aspen Court is a lovely quiet cul-de-sac and we have loved our time here, we have lovely friendly neighbours who are a nice mix of couples and families".

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.