



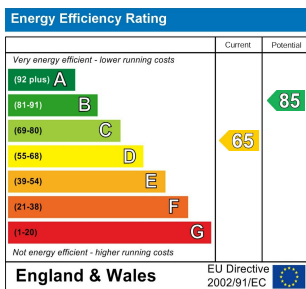
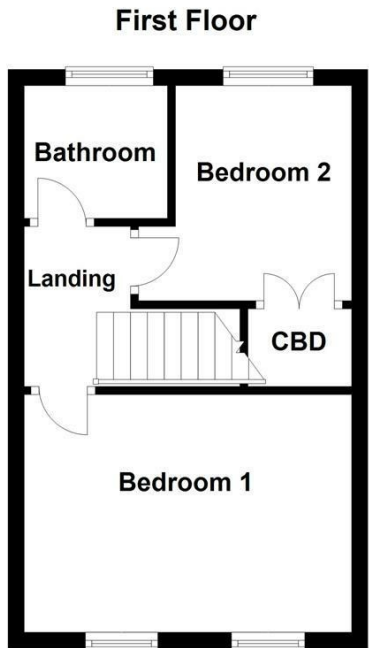
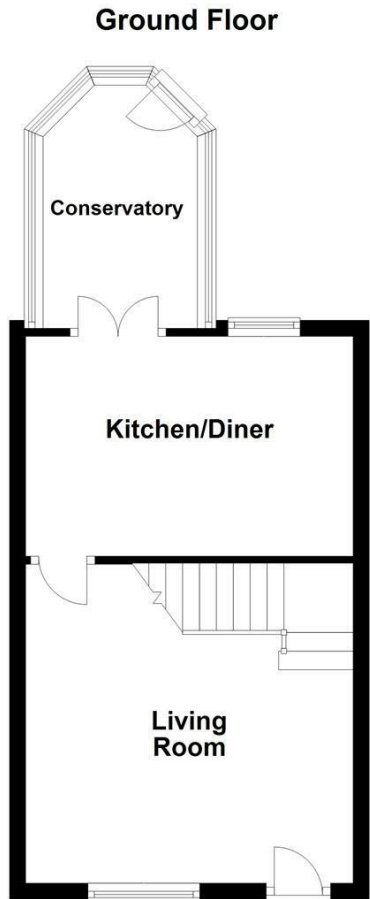
WAKEFIELD
01924 291 294

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.



11 Sarah Street, East Ardsley, Wakefield, WF3 2BJ
For Sale Freehold £180,000

Situated in East Ardsley is this two bedroom end town house benefitting from well proportioned accommodation throughout, ample off road parking and an attractive enclosed rear garden.

The property briefly comprises of the living room, kitchen/diner and conservatory. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front the garden is laid to lawn with a pebbled and paved driveway providing off road parking leading down the side of the property. The rear garden is laid to lawn incorporating planted bed borders, wood chip areas, planted features and a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

The property is well placed to local amenities including shops and schools with local bus routes nearby to and from Wakefield and Leeds, as well as great access to the M1 and M62 motorway networks.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing is highly recommended.



ACCOMMODATION

LIVING ROOM

13'4" x 12'11" [max] x 10'0" [min] [4.07m x 3.96 [max] x 3.05m [min]]
 Timber entrance door leading into the living room. UPVC double glazed window to the front, central heating radiator, stairs to the first floor landing, door to the kitchen/diner and electric fireplace with marble hearth, surround and mantle.



KITCHEN/DINER

8'11" x 13'4" [2.73m x 4.07m]

Range of modern wall and base units with laminate work surface over, breakfast bar with laminate work surface over, sink and drainer with mixer tap, four ring gas hob with extractor hood above, integrated oven, integrated fridge/freezer, integrated dishwasher. A set of double doors leading to the conservatory, UPVC double glazed window to the rear and anthracite column central heating radiator.



CONSERVATORY

9'10" x 6'5" [max] x 2'8" [3.02m x 1.98m [max] x 0.82m]

Surrounded by UPVC double glazed windows with UPVC double glazed door to the rear garden. Space and plumbing for a washing machine and space for a tumble dryer.



FIRST FLOOR LANDING

Loft access and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE

13'4" x 9'7" [4.07m x 2.93m]

Central heating radiator, two UPVC double glazed windows to the front and fitted wardrobes with sliding doors.



BEDROOM TWO

8'11" x 8'8" [max] x 7'1" [min] [2.74m x 2.66m [max] x 2.17m [min]]

UPVC double glazed window to the rear, central heating radiator, spotlights to the ceiling and access to an overstairs storage cupboard.



BATHROOM/W.C.

5'9" x 5'4" [1.77m x 1.65m]

UPVC double glazed frosted window to the rear, chrome ladder style radiator, spotlights to the ceiling, extractor fan, concealed low flush w.c., ceramic wash basin built into storage unit with mixer tap. Bath with mixer tap and over head shower.



OUTSIDE

To the front of the property the garden is laid to lawn with a paved and pebbled driveway providing off road parking. To the rear there is a lawned garden with planted bed border, wood chip areas and paved patio area, perfect for outdoor dining and entertaining with a pebbled border, space for a garden shed and fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is A.

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.