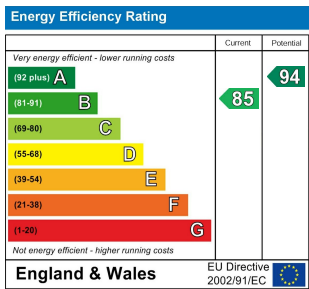


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



3 Butler Way, Wakefield, WF1 3DQ

For Sale Freehold £300,000

Located on this attractive development is this superbly appointed former show home with three bedrooms, modern fitted kitchen, ample off road parking furthered by a single detached garage and landscaped enclosed rear garden.

With UPVC double glazing and gas central heating, the property briefly comprises of the entrance hall, downstairs w.c., spacious living room and modern fitted kitchen with integrated appliances. The first floor landing leads to three bedrooms (bedroom one boasting en suite shower facilities) and the main house bathroom/w.c. Outside to the front of the property there is an attractive lawned front garden and tarmacadam driveway running down the side of the property providing off road parking for three vehicles leading to a single detached garage. To the rear there is an Indian stone patio area with double outside power socket, water point connection, attractive lawn with planted border and solid railway sleeper edge. The Indian stone paved patio area continues to the back and is tiered into two sections, perfect for entertaining and dining purposes, enclosed by timber panelled surround fences on all three sides.

The property itself is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre and the Wakefield Westgate train station is a ten minute walk away, perfect for the commuter looking to travel further afield, as well as the motorway being only a short distance away.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing is highly advised to avoid any disappointment.



ACCOMMODATION

ENTRANCE HALL

Central heating radiator, doors leading to the downstairs w.c. and living room.

W.C.

5'6" x 3'6" [1.69m x 1.09m]

Low flush w.c., central heating radiator, wall hung wash basin with chrome mixer tap and tiled splash back. Inset spotlights to the ceiling and wall mounted extractor fan.

LIVING ROOM

10'11" [min] x 12'1" [max] x 17'5" [3.34m [min] x 3.70m [max] x 5.32m]

UPVC double glazed window overlooking the front aspect, central heating radiator and doors to the kitchen/diner and understairs storage. Stairs leading to the first floor landing.



KITCHEN

9'11" [min] x 11'6" [max] x 16'0" [3.04m [min] x 3.51m [max] x 4.89m]

Range of wall and base units with quartz work surface over and upstanding above 1 1/2 stainless steel sink and drainer with swan neck mixer tap, plumbing and drainage for a washing machine, integrated AEG dishwasher, integrated AEG double oven and grill, four ring gas hob with quartz splash back and chrome cooker hood with curved glass surround. Integrated fridge/freezer, inset spotlights to the ceiling, central heating radiator, UPVC double glazed window and a set of UPVC double glazed French doors leading to the rear garden.



FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, central heating radiator, loft access and doors providing access to three bedrooms, house bathroom and boiler cupboard.

BEDROOM ONE

11'2" [max] x 10'0" [min] x 10'1" [3.41m [max] x 3.05m [min] x 3.09m]

UPVC double glazed window overlooking the rear elevation, central heating radiator, fitted double wardrobe with mirror glass sliding doors and timber door providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'5" [max] x 3'4" [min] x 9'3" [1.67m [max] x 1.04m [min] x 2.84m]

Three piece suite comprising enclosed shower cubicle with bi-folding glass door and mixer shower within, wall hung wash basin with chrome mixer tap, tiled splash back and vanity mirror and low flush w.c. Wall mounted shaver socket point, chrome ladder style radiator, inset spotlights to the ceiling, extractor fan and UPVC double glazed frosted window overlooking the rear elevation.

BEDROOM TWO

9'2" x 8'6" [2.81m x 2.61m]

UPVC double glazed window overlooking the front elevation, central heating radiator and built in wardrobe with mirror glass sliding doors.



BEDROOM THREE

9'1" x 7'1" [2.79m x 2.17m]

UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.

5'1" [min] x 5'6" [max] x 6'11" [1.57m [min] x 1.68m [max] x 2.13m]

Three piece suite comprising panelled bath with mixer tap and mixer shower over, wall hung wash basin with chrome mixer tap, tiled splash back and vanity mirror and low flush w.c. Chrome ladder style radiator, wall mounted shaver socket point, inset spotlights to the ceiling, extractor fan and UPVC double glazed frosted window to the rear.

OUTSIDE

To the front of the property there is an attractive lawned front garden with paved pathway leading to the front door with outside light and sensor. A single tarmacadam driveway runs down the side of the property providing off road parking for three vehicles leading to a single detached garage with manual up and over door, power and light and outside sensor over. To the rear there is an Indian stone patio area with double outside power socket, water point connection, attractive lawn with planted border and solid railway sleeper edge. The Indian stone paved patio area continues to the back and is tiered into two sections, perfect for entertaining and dining purposes, enclosed by timber panelled surround fences on all three sides.



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 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.