



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



16 Bottle Kiln Rise, Wakefield, WF1 2GG

For Sale Freehold £250,000

Situated on this sought after modern development is this three bedroom semi detached property benefitting from well proportioned accommodation, off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, living room, hallway leading to the downstairs w.c. and kitchen/diner. The first floor landing leads to three bedrooms (with bedroom one boasting en suite shower facilities) and the house bathroom/w.c. Outside to the front is a small lawned area and block paved driveway providing off road parking for two vehicles leading to the single integral garage. To the rear the garden is laid to lawn incorporating small paved patio area, perfect for outdoor dining and entertaining and fully enclosed by walls and timber fencing.

The property is conveniently located within close proximity to local amenities including shops and schools, local bus routes are nearby and the Snowhill retail park is within walking distance from the property, with shops such as Aldi, Iceland, Greggs, Costa Coffee, McDonalds and Subway etc. There is easy access to Junction 41 of the M1 motorway, which is ideal for the commuter wishing to work or travel further afield.

Offered for sale with no chain and vacant possession, simply a fantastic family home which deserves an easily viewing to fully appreciate and avoid any disappointment.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Central heating radiator and door to the living room.

LIVING ROOM

15'11" x 10'2" [max] x 7'4" [min] [4.86m x 3.12m [max] x 2.26m [min]]
UPVC double glazed window to the front, central heating radiator and door to a further hallway.



HALLWAY

Central heating radiator, stairs to the first floor landing and doors to the kitchen/diner and downstairs w.c.

W.C.

4'7" x 3'1" [1.4m x 0.95m]
Central heating radiator, low flush w.c., extractor fan and wall mounted wash basin with tiled splash back.

KITCHEN/DINER

18'9" x 7'7" [5.73m x 2.32m]

A range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, four ring electric hob, integrated oven with stainless steel extractor hood, space for a fridge/freezer, space and plumbing for a washing machine and tumble dryer. A set of UPVC double glazed french doors and windows to the rear garden, central heating radiator and the boiler is housed in here.



FIRST FLOOR LANDING

Loft access, doors to three bedrooms, the house bathroom and a storage cupboard.

BEDROOM ONE

14'2" x 9'5" [4.32m x 2.88m]

Two UPVC double glazed windows to the front, central heating radiator, fitted wardrobes and access to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

6'10" x 4'4" [2.1m x 1.34m]

UPVC double glazed frosted window to the front, extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and shower cubicle with over head shower and shower head attachment.



BEDROOM TWO

11'1" x 8'8" [3.38m x 2.66m]

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



BEDROOM THREE

9'10" x 7'10" [3.0m x 2.41m]

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

BATHROOM/W.C.

8'7" x 5'6" [2.63m x 1.70m]

Extractor fan, central heating radiator, UPVC double glazed frosted window to the side, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap.



OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for two vehicles leading to the single integral garage with up and over door. There is also a small lawned area to the front. To the rear the garden is laid to lawn incorporating small paved patio area, perfect for outdoor dining and entertaining and fully enclosed by walls and timber fencing.



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.