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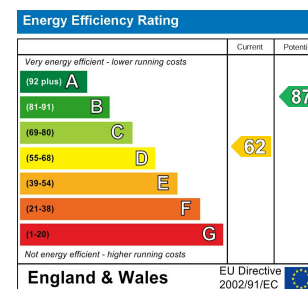
18 Cardigan Terrace, East Ardsley, Wakefield, WF3 2BP

For Sale Freehold £180,000

A deceptively spacious three double bed roomed stone faced traditional terraced house of an interesting L-shaped design that is double width to the rear.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming entrance hall that leads through into a good sized living room to the front of the house. To the rear there is a separate dining room with a door leading out to the back garden and an archway leading through into the adjoining kitchen that is fitted with a good range of modern units with integrated appliances and a further back door out to the garden. To the first floor there are three well proportioned double bedrooms served by the family bathroom. Outside, the property is street lined to the front with steps up to the front. Whilst to the rear there is a lovely double width garden providing an attractive sitting area with a useful wooden shed.

The property is situated in this popular residential area in this convenient location within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities area available in the nearby centres of Wakefield and Leeds. The national motorway network is readily accessible.



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.

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



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door and stairs to the first floor. Central heating radiator and cloaks hanging area.

LIVING ROOM

13'1" x 11'1" [4.0m x 3.4m]

Window to the front, double central heating radiator and a feature fireplace with wooden surround housing a point for an electric fire.



DINING ROOM

13'9" x 9'2" [4.2m x 2.8m]

Window and stable style door to the rear. Ceramic tiled floor and double central heating radiator. Archway through to the kitchen.



KITCHEN

13'9" x 9'6" [4.2m x 2.9m]

Fitted with an attractive range of contemporary style wall and base units with laminate work tops and mosaic style tiled splash backs. Inset stainless steel sink unit with spray mixer tap, five ring stainless steel gas hob with glazed splash back and matching filter hood over. Built in oven, space and plumbing for a washing machine and slimline dishwasher. Space for both an under counter fridge and freezer. Window and secondary stable style door out to the back garden. Wall mounted gas fired combination central heating boiler and double central heating radiator under the breakfast bar.

FIRST FLOOR LANDING

Central landing with fold down hatch providing access to the loft area with a fold down ladder. Built in linen cupboard.

BEDROOM ONE

13'1" x 11'1" [4.0m x 3.4m]

Window taking full advantage of the views to the front, central heating radiator and good sized walk in wardrobe.



BEDROOM TWO

10'9" x 9'6" [min] [3.3m x 2.9m [min]]

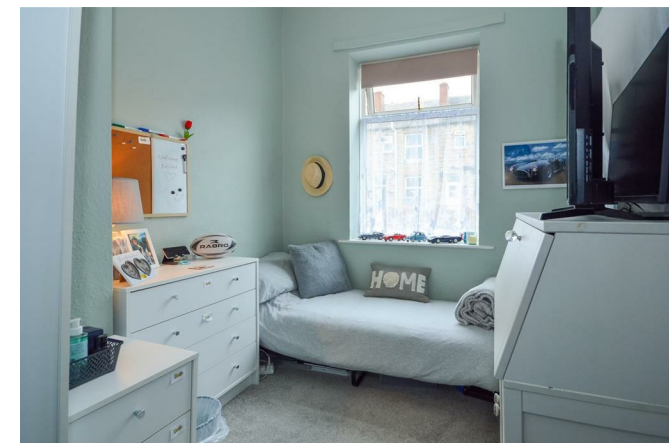
Window to the rear, double central heating radiator and an alcove with full height fitted wardrobes.



BEDROOM THREE

9'6" x 7'10" [max] [2.9m x 2.4m [max]]

Window to the rear and central heating radiator.



BATHROOM/W.C.

5'10" x 5'10" [1.8m x 1.8m]

Frosted window to the rear and fully tiled walls. Fitted with a three piece white and chrome suite comprising panelled bath with shower over, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail.



OUTSIDE

To the front the property is street lined with steps down to the pavement. To the rear of the house there is a double width garden with a useful wooden storage shed and very pleasant sitting area.



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.