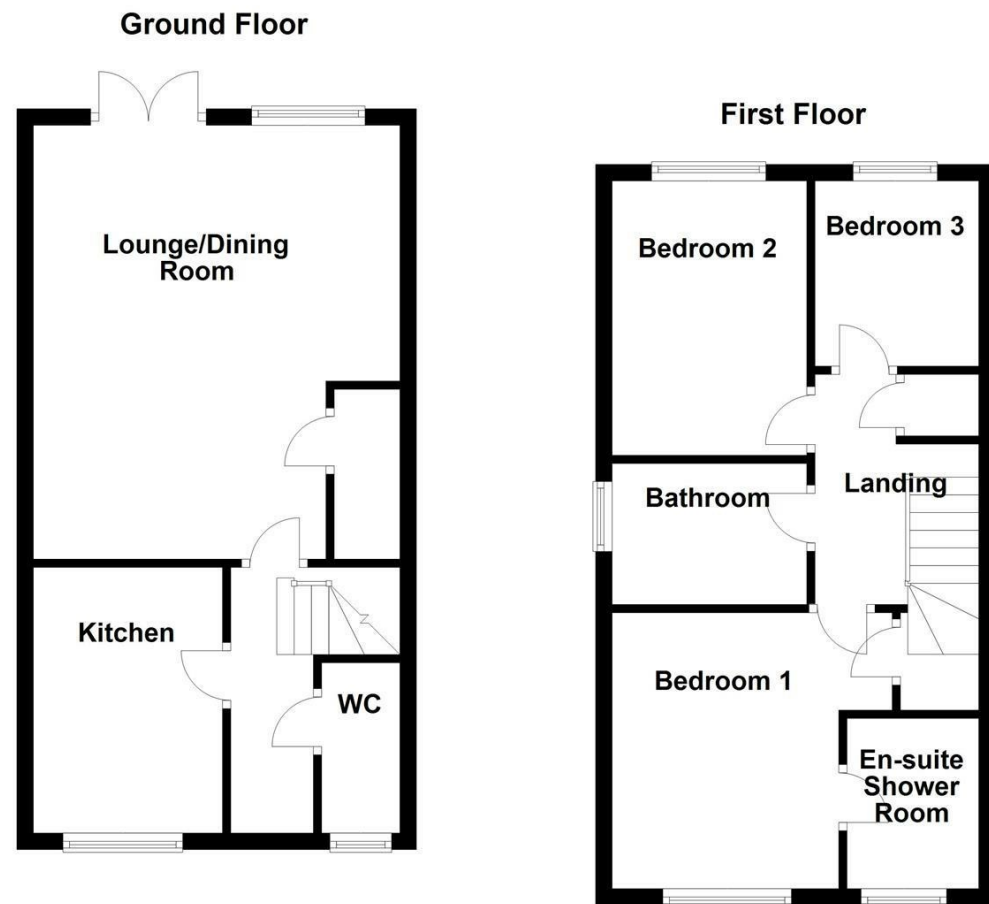




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



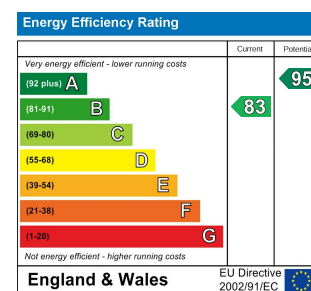
**8 Casey Court, City Fields, Wakefield, WF1 4FB**  
**For Sale Freehold Offers In The Region Of £270,000**

Occupying a fantastic corner plot in this modern development is this superbly presented three bedroom semi detached property, which is only a seven minute walk to Pinderfields Hospital and only two minutes away from public transport and bus stops.

The accommodation, which benefits from a burglar alarm, comprises entrance hall with downstairs w.c., kitchen with integrated appliances, living dining room, first floor landing, three bedrooms, one of which benefits from an en suite shower room as well as the main house bathroom/w.c. Externally the property benefits from a corner plot with a private driveway providing parking for one car and a single detached garage with up and over door. The front garden is lawned, whilst to the rear there is a lawned garden with flagged patio.

The property is ideally located for anyone working in Pinderfields, Wakefield and surrounding areas. It is also ideally located for the motorway network for those looking to commute further afield for work.

Built to a fantastic standard and a viewing is highly recommended.



**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





#### ACCOMMODATION

##### HALLWAY

Front entrance door, access to the kitchen, living dining room and downstairs w.c.

##### W.C.

6'9" x 3'1" [2.06m x 0.95m]

UPVC double glazed window to the front elevation, wash hand basin with mixer tap and tiled splashback, low flush w.c. and central heating radiator. Tiled floor.

##### KITCHEN

10'6" x 7'6" [3.22m x 2.29m]

UPVC double glazed window to the front, modern fitted kitchen with an array of wall and base units for storage, integrated induction hob with splashback and cooker hood, integrated double AEG oven with AEG hob and AEG cooker hood, integrated Zanussi dishwasher, integrated Zanussi 7KG washing machine/dryer, integrated Zanussi 70/30 fridge freezer, downlights and tiled floor



#### LIVING/DINING ROOM

17'2" max x 14'6" [5.25m max x 4.44m ]

UPVC double glazed window to the rear and French doors out to the rear garden. Built in understairs storage cupboard, central heating radiator.



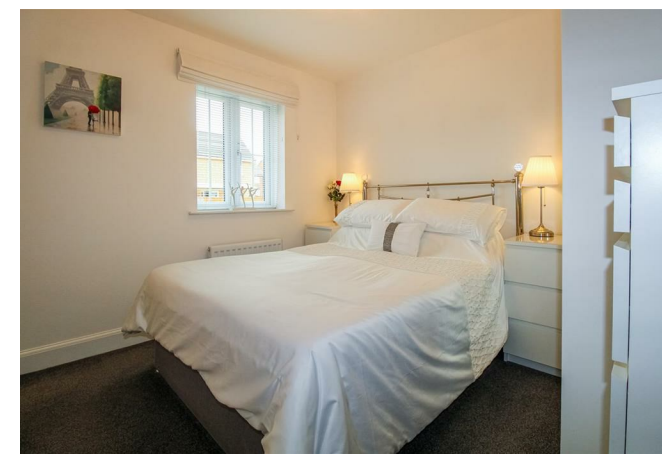
#### FIRST FLOOR LANDING

Access to three bedrooms and family bathroom/w.c.

##### BEDROOM ONE

10'11" x 9'0" [3.34m x 2.75m]

UPVC double glazed window to the front elevation, central heating radiator, Symphony fitted wardrobes with mirrored sliding doors and built in storage cupboard over the stairs.



#### EN SUITE SHOWER ROOM/W.C.

6'9" x 5'2" [2.06m x 1.59m]

Frosted UPVC double glazed window to the front. Fully tiled shower cubicle, wash basin with mixer tap and low flush w.c. Partially tiled walls, tiled floor, ceiling spotlights and a chrome heated ladder radiator.



#### BEDROOM TWO

10'10" x 7'8" [3.32m x 2.36m]

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



#### BEDROOM THREE

7'4" x 6'5" [2.24m x 1.98m]

UPVC double glazed window to the rear elevation, central heating radiator the vendor is including the freestanding wardrobe within the sale.

#### BATHROOM/W.C.

7'8" x 5'7" [2.36m x 1.71m]

Wall mounted shower over bath suite with tiled walls to this area, wash hand basin with mixer tap, low flush w.c., partially tiled walls, chrome heated ladder radiator and tiled floor.



#### OUTSIDE

To the rear there is a low maintenance flagged patio seating area with lawn. Side access to the property and to the front of the property is a lawn and single detached garage with up and over door with two double plugs and a ceiling light, the garage is spacious enough to fit a large car/SUV. Driveway parking for one car to the front of the garage.



#### PLEASE NOTE

There is a service charge of £197.25 (pa).

#### COUNCIL TAX BAND

The council tax band for this property is C

#### 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.