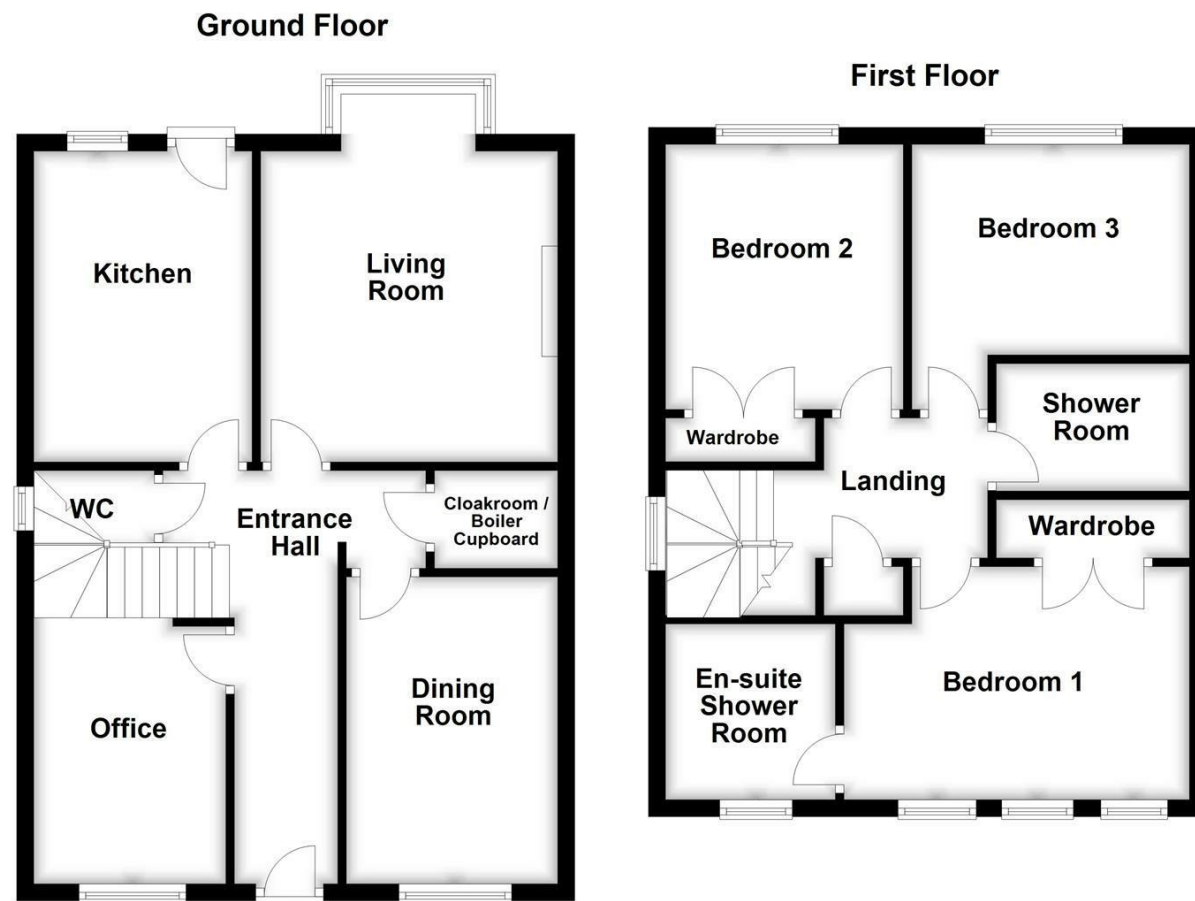




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



## 29 Geary Drive, Wakefield, WF2 0UQ

**For Sale Freehold £355,000**

Nestled in a cul-de-sac location is this superbly presented three bedroom detached home benefitting from modern fitted kitchen, off road parking an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, office, downstairs w.c., kitchen, living room, dining room and cloakroom/boiler cupboard. The first floor landing leads to three bedrooms [bedroom one boasting en suite shower facilities] and the house shower room/w.c. Outside to the front is a tarmac driveway providing off road parking for two vehicles and a further pebbled area. To the rear is tiered garden with the upper tier being a block paved patio area, perfect for outdoor dining and entertaining with block paved steps leading down to a lawn with planted bed border, fully enclosed by timber fencing. The rear garden is not overlooked and beyond the garden is a woodland area, fishing lake and Low Laithe Golf Club.

This property would make an ideal purchase for the family looking to move to the Alverthorpe area as it is ideally located for shops and schools nearby as well as transport links for the commuter such as Westgate train station, the M1 motorway and local bus routes.

An early viewing comes highly advised to avoid disappointment on this quality home.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**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

##### ENTRANCE HALL

Composite front door, central heating radiator, porcelain tiled floor, stairs to the first floor and doors to the office, downstairs w.c., kitchen, living room, cloakroom/boiler cupboard and dining room.

##### OFFICE

76" x 91" (2.29m x 3.04m)

Coving to the ceiling, central heating radiator, UPVC double glazed window to the front and snug for understairs storage.



##### W.C.

41" x 31" (1.52m x 0.95m)

UPVC double glazed frosted window to the side, central heating radiator, porcelain tiled floor, concealed low flush w.c., ceramic wash basin with storage below and mixer tap. Partially tiled.

##### KITCHEN

120" x 85" (3.67m x 2.58m)

Range of modern wall and base units with laminate work surface over, sink and drainer with mixer tap and laminate splash back. Four ring induction hob with extractor hood above, integrated wine cooler, integrated oven and microwave. Integrated dishwasher, integrated washing machine, integrated dryer and integrated

fridge/freezer. Larder style cupboards, porcelain tiled floor with underfloor heating, spotlights to the ceiling, UPVC double glazed window and door with fitted blind to the rear.

##### LIVING ROOM

147" x 115" (max) x 62" (min) (4.47m x 3.5m (max) x 1.89m (min))

UPVC double glazed box window to the rear, central heating radiator, coving to the ceiling and gas fireplace with marble hearth, surround and wooden mantle.



##### DINING ROOM

119" x 80" (3.6m x 2.45m)

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



##### CLOAKROOM/BOILER CUPBOARD

49" x 39" (1.47m x 1.16m)

Spotlights to the ceiling and the ideal boiler is housed in here.

##### FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, loft access and central heating radiator. Doors to three bedrooms, the house shower room and storage cupboard.

##### BEDROOM ONE

133" x 91" (max) x 61" (min) (4.05m x 2.77m (max) x 2.12m (min))

Access to a double doored wardrobe, central heating radiator, UPVC double glazed windows to the front and door to the en suite shower room.



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

56" x 68" (1.69m x 2.05m)

UPVC double glazed window to the front, extractor fan, chrome ladder style central heating radiator, spotlights to the ceiling, concealed low flush w.c., ceramic wash basin built into storage below and mixer tap. Shower cubicle with electric shower head attachment and glass shower screen. Fully tiled.

##### BEDROOM TWO

103" x 92" (3.13m x 2.81m)

Access to a double doored wardrobe, dado rail, central heating radiator and UPVC double glazed window to the rear.



##### BEDROOM THREE

109" x 103" (max) x 82" (min) (3.28m x 3.13m (max) x 2.5m (min))

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

##### SHOWER ROOM/W.C.

41" x 76" (1.51m x 2.31m)

Extractor fan, UPVC double glazed frosted window to the side, chrome ladder style central heating radiator, concealed low flush w.c., wash basin built into storage unit and mixer tap. Shower cubicle with shower head attachment and glass shower screen. Fully tiled.



##### OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking for two vehicles and a pebbled area with potential further off road parking. To the rear there is a tiered attractive rear garden with outside tap, power source and light. The upper tier comprises of a block paved patio area, perfect for outdoor dining and entertaining, with block paved steps leading to the lower lawn with pebbled and planted border, fully enclosed by timber fencing. Beyond the garden is a fishing lake and Low Laithes Golf Course.



##### COUNCIL TAX BAND

The council tax band for this property is D.

##### 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 Ossett 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.