



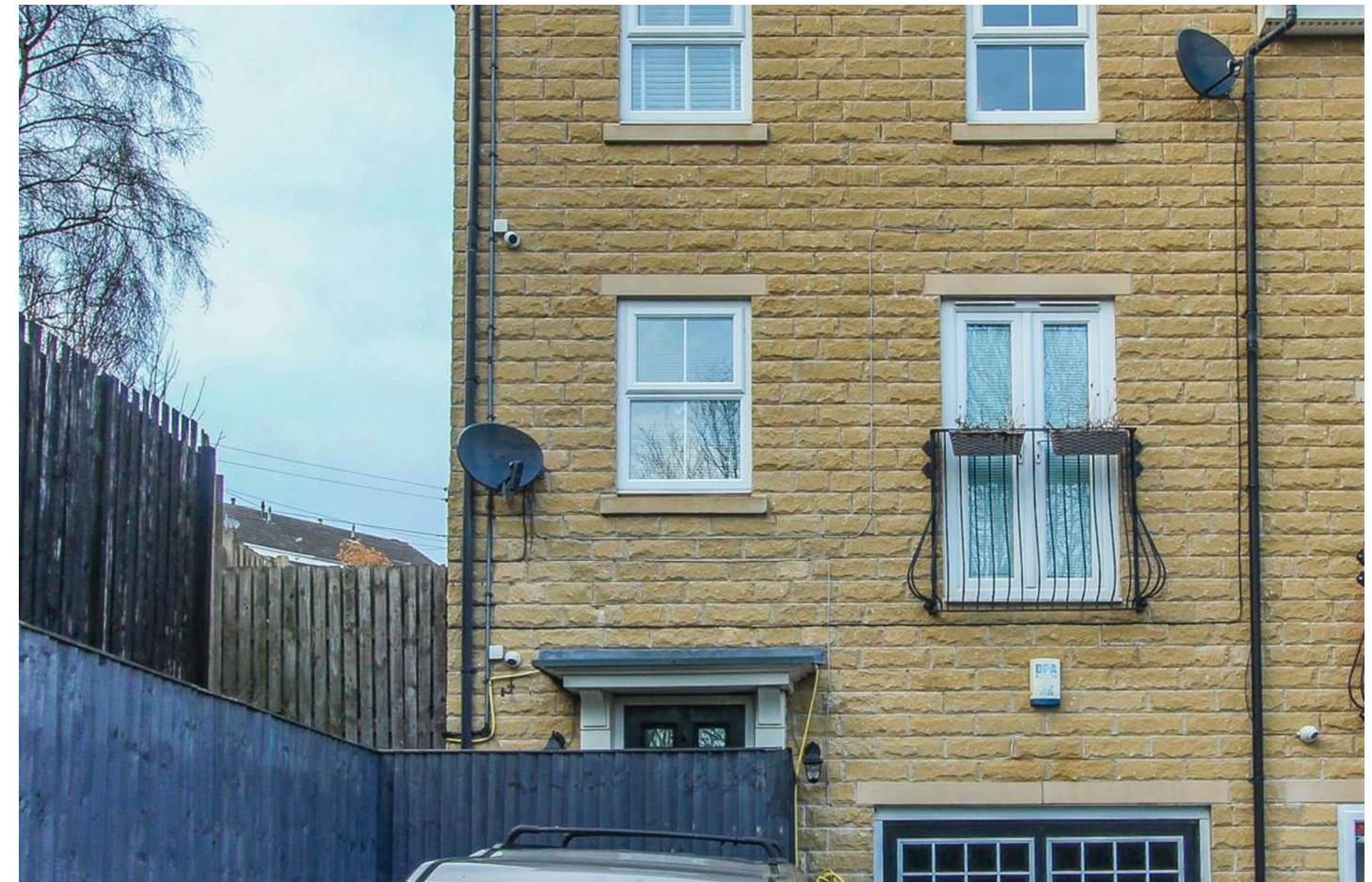
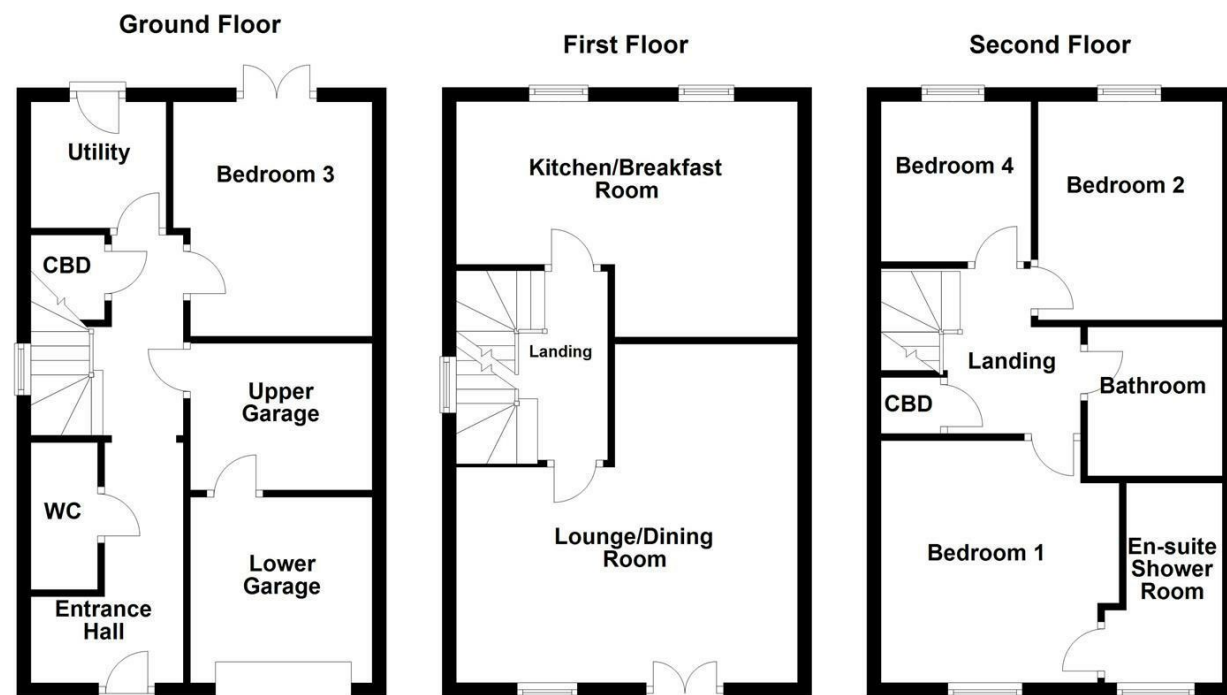
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41 Jilling Ing Park, Earlsheaton, WF12 8DL

For Sale Freehold £250,000

Nestled in a cul-de-sac location is this generous proportioned four bedroom end town house with accommodation spanning over three floors benefiting from ample off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c, integral garage, bedroom three, utility room with access to the lean-to. The first floor landing leads to the kitchen/breakfast room and the lounge/dining room. A further set of stairs leads to the second floor which provides access to three further bedrooms (with bedroom one boasting en suite shower room) and the house bathroom/w.c. Outside to the front is a tarmac driveway providing off road parking for two vehicles leading to the integral garage. There is a pathway surrounded by fencing leading the front door and down the side off the property leading down to the rear. The rear garden is tiered incorporating an artificial lawn and raised decked patio area, perfect for outdoor dining and entertaining with canopy and space for a garden shed, fully enclosed by timber fencing.

The property is located close to local amenities and schools with main bus routes running to and from Wakefield city centre, as well as Dewsbury town centre. The M1 and M62 motorway links are only a short distance away, perfect for those looking to the travel further afield.

Ideal home for the growing family, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

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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

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Pontefract & Castleford office 01977 798844

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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

Central heating radiator, stairs to the first floor landing, UPVC double glazed window to the side and doors to the w.c., understairs storage cupboard, garage, bedroom three and utility room.

W.C.

211" x 6'6" [0.91m x 1.99m]

Central heating radiator, low flush w.c., ceramic wash basin built into storage unit with mixer tap and extractor fan.

UPPER GARAGE

6'10" x 8'5" [2.1m x 2.59m]

Power and light and door leading to the lower garage.

LOWER GARAGE

8'6" x 10'0" [2.6m x 3.06m]

Power and light, steps leading down to the garage, access to storage and electric up and over door.

BEDROOM THREE

10'11" x 9'0" [max] x 8'4" [min] [3.33m x 2.75m [max] x 2.55m [min]]

Set of UPVC double glazed French doors to the rear and central heating radiator.



UTILITY ROOM

6'5" x 7'7" [max] x 7'0" [min] [1.98m x 2.32m [max] x 2.15m [min]]

Laminate work surface over with stainless steel sink and drainer with mixer tap and tiled splash back. Wall units, central heating radiator, extractor fan, the Ideal boiler is housed in here, partially tiled, door to the lean-to.

FIRST FLOOR LANDING

Stairs providing access to the second floor landing, UPVC double glazed window to the side, central heating radiator and doors to the lounge/dining room and kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

16'0" x 11'0" [max] x 7'7" [min] [4.89m x 3.37m [max] x 2.32m [min]]

Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Space and plumbing for a fridge/freezer, space and plumbing for a dishwasher, two integrated ovens, four ring induction hob, integrated microwave and breakfast bar with matching work surface over. Two UPVC double glazed windows to the rear, spotlights to the ceiling and central heating radiator.



LOUNGE/DINING ROOM

16'2" x 17'0" [max] x 11'2" [min] [4.93m x 5.2m [max] x 3.41m [min]]

UPVC double glazed window to the front with a set of UPVC double glazed French doors with a Juliet style balcony to the front and two central heating radiators.



SECOND FLOOR LANDING

Loft access, central heating radiator and doors leading to three bedrooms, the house bathroom and overstairs storage cupboard.

BEDROOM ONE

11'2" x 11'4" [max] x 5'9" [min] [3.42m x 3.47m [max] x 1.76m [min]]

Central heating radiator, door to the en suite shower room, UPVC double glazed window to the front and fitted wardrobes with partially mirrored doors.



EN SUITE SHOWER ROOM/W.C.

9'3" x 5'7" [max] x 4'7" [min] [2.83m x 1.72m [max] x 1.42m [min]]

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

BEDROOM TWO

8'7" x 11'8" [2.62m x 3.58m]

UPVC double glazed window to the rear, central heating radiator and fitted wardrobes with partially mirrored doors.



BEDROOM FOUR

7'8" x 7'3" [2.35m x 2.21m]

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

BATHROOM/W.C.

6'5" x 6'11" [1.98m x 2.11m]

Extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and shower head attachment.



OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking for two vehicle leading to the single integral garage with electric up and over door. There is a paved pathway to the front door with timber fencing surrounding and access to the side which leads to the rear. The rear garden is tiered incorporating an artificial lawn and raised decked patio area, perfect for outdoor dining and entertaining with canopy and space for a garden shed, fully enclosed by timber fencing.



LEAN TO

UPVC double glazed French doors leading into the rear garden.

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 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.