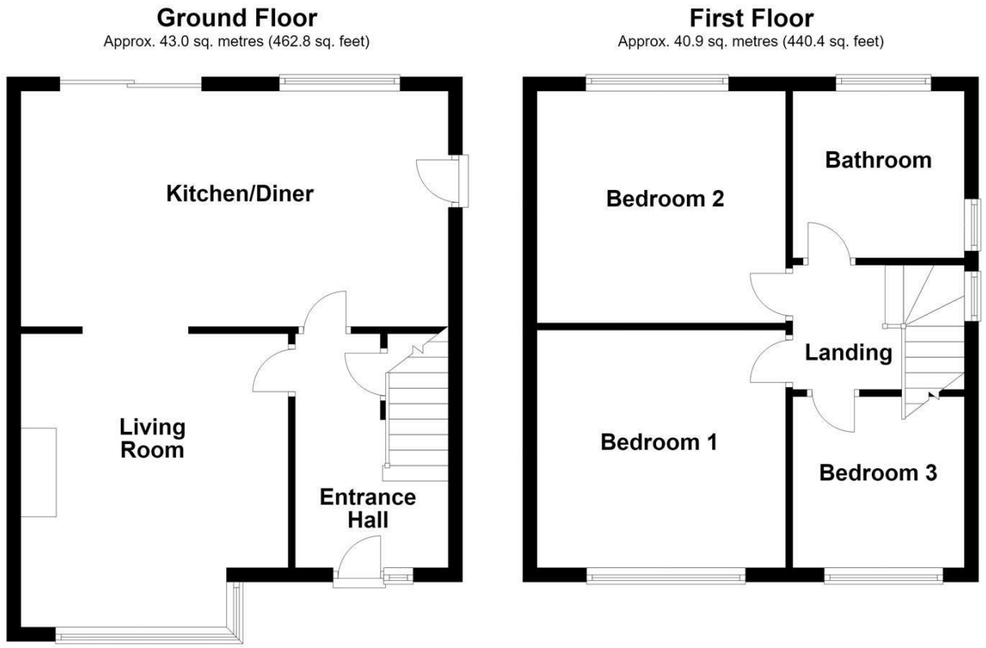
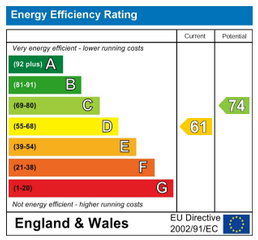
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Total area: approx. 83.9 sq. metres (903.2 sq. feet)



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.



3 Pippins Green Avenue, Kirkhamgate, Wakefield, WF2 0RX

For Sale Freehold £285,000

Situated in the sought after area of Kirkhamgate and ideal for the growing family is this spacious three bedroom semi detached home, presented to an excellent standard throughout and benefitting from driveway parking, garage and enclosed rear garden.

The accommodation briefly comprises a welcoming entrance hall leading into an impressive open plan contemporary kitchen diner and living area, creating a bright and sociable space for modern family life. To the first floor are three well proportioned bedrooms, two of which are generous doubles, together with a beautifully appointed family bathroom. Externally, the property enjoys a lawned front garden alongside a block paved driveway providing ample off road parking, with gated access leading to a detached garage. To the rear is an attractive lawned garden incorporating a block paved patio area, ideal for outdoor dining and entertaining.

Situated in the popular area of Kirkhamgate, the property is conveniently positioned for a range of local amenities, shops and schools. Excellent access to the M1 motorway network also makes the property particularly appealing to commuters.

An early viewing is highly recommended to fully appreciate all that this beautifully renovated family home has to offer.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door leading into the entrance hall. Two frosted UPVC double glazed panel windows to the front aspect, inset spotlights to the ceiling, central heating radiator, laminate flooring and staircase providing access to the first floor landing. Two solid wooden doors with chrome handles provide access to the kitchen diner and understairs storage cupboard, with the kitchen door incorporating a glazed insert.

KITCHEN/DINER

10'11" x 19'10" (3.33m x 6.07m)

Fitted with a range of high gloss wall and base units with laminate work surfaces over and matching laminate upstands. Incorporating a 1.5 bowl sink and drainer with swan neck mixer tap, plumbing and drainage for a washing machine and space for an under counter appliance. A breakfast bar with a four ring induction hob, integrated Hotpoint oven and grill with integrated Hotpoint microwave above, integrated fridge freezer and integrated full size Hotpoint dishwasher. UPVC double glazed window overlooking the rear aspect, laminate flooring, contemporary dark grey radiator, further central heating radiator, inset spotlights to the ceiling, UPVC double glazed sliding patio doors leading out to the landscaped rear garden and a UPVC double glazed side entrance door. A feature archway leads through into the living room.



LIVING ROOM

12'4" x 12'10" (3.76m x 3.93m)

Rectangular bay window with UPVC double glazing overlooking the front aspect, further UPVC double glazed window to the side elevation, central heating radiator and coving to the ceiling.



FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, loft access and four solid wooden doors with chrome handles providing access to three bedrooms and the house bathroom.

BEDROOM ONE

10'11" x 11'5" (3.33m x 3.50m)

UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO

11'1" x 11'6" (3.38m x 3.52m)

UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.



BEDROOM THREE

7'11" x 8'0" (2.43m x 2.45m)

Coving to the ceiling, UPVC double glazed window overlooking the front elevation and central heating radiator.



BATHROOM/W.C.

7'11" x 8'0" (2.43m x 2.44m)

Fitted with a modern four piece suite comprising walk-in shower enclosure with two fixed glass shower screens, mixer shower with rainfall shower head, panelled bath with chrome mixer tap, low flush W.C. and wash basin with chrome mixer tap set within a high gloss vanity unit with storage below. Vanity mirror over the wash basin, half tiled walls, fully tiled floor, chrome ladder style radiator, two frosted UPVC double glazed windows to the side and rear elevations, extractor fan and inset spotlights to the ceiling.



OUTSIDE

To the front of the property is a block paved driveway providing off road parking, together with an attractive lawned front garden. Double wrought iron gates with timber inserts open onto the driveway, which continues down the side of the property and provides further off road parking leading to the detached single garage. The rear garden has been attractively landscaped and incorporates an Indian stone paved patio area, ideal for outdoor dining and entertaining, together with an external water connection and outside lighting. Beyond the patio is a lawned garden with an Indian stone pathway running alongside the garage.



COUNCIL TAX BAND

The council tax band for this property is B.

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.