

Wakefield
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Pontefract
01977 798844

Horbury
01924 260022

Ossett
01924 266555

Normanton
01924 899870



7 Moor Knoll Gardens, East Ardsley, Wakefield, WF3 2AS

For Sale Freehold £149,950

Deceptive from the main roadside is this well presented and attractive three bedroom semi detached family house, benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises of entrance hallway, downstairs w.c, superb open plan modern fitted breakfast kitchen, spacious lounge, first floor landing, three well proportioned bedrooms, the master with en suite shower facilities in addition to the main modern house bathroom/w.c. Outside, there are attractive lawned gardens to the front and rear, the rear garden incorporating a flagged patio area. There is off road parking at the rear for two vehicles and a detached garage.

The property is well placed for local amenities including shops and schools, there are local bus routes nearby with easy access to the motorway network, which is ideal for the commuter wishing to work or travel further afield.

A superb home, which truly deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment. Ideal for the young working couple or family looking to gain access onto the property market.

OTHER INFORMATION

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.

In all our property sales brochures there is a 6" measurement tolerance. 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

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

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MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Estate Agent magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES

OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door leading into the entrance hall. Radiator, fully tiled floor and staircase to the first floor landing.

DOWNSTAIRS W.C.

Low flush w.c. and wash basin over vanity units. Heated chrome towel radiator, part tiled walls, fully tiled floor and recessed ceiling spotlights.

BREAKFAST KITCHEN

16' 5" x 10' 11" (5.02m x 3.33m)

A range of modern fitted wall and base units with laminate work surface over incorporating 1 1/2 stainless steel sink and drainer. Spaces for a dishwasher, condensing dryer and fridge/freezer. Integrated combi microwave, integrated oven and grill, four ring electric hob with stainless steel filter hood over, flush fitted skirting LEDs, UPVC double glazed window to the front, UPVC double glazed French doors to the rear, fully tiled floor, part tiled wall and recessed ceiling spotlights.



LIVING ROOM

15' 7" x 12' 5" (4.75m x 3.81m) max

An unusually shaped room with a UPVC double glazed window to the front and UPVC double glazed rear entrance door. Feature wall mounted electric fire and radiator.



FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom/w.c. UPVC double glazed window to the rear, radiator and loft access.

MASTER BEDROOM

13' 6" x 10' 9" (4.13m x 3.30m) max

An unusually shaped room with a UPVC double glazed window to the front. Radiator, telephone point, T.V. point and two lots of built in wardrobes with sliding mirrored doors. Door to the modern en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

6' 5" x 4' 11" (1.96m x 1.50m)

Three piece suite comprising of pedestal wash basin, low flush w.c. and shower cubicle with an electric shower. Fully tiled floor, part tiled walls, recessed ceiling spotlights.

BEDROOM TWO

8' 7" x 11' 1" (2.62m narrowing to 1.97m x 3.39m) max

UPVC double glazed window to the front, radiator and built in double wardrobe with sliding mirrored doors.

BEDROOM THREE

10' 11" x 6' 7" (3.35m x 2.02m narrowing to 1.61m) max

UPVC double glazed window to the rear, radiator and built in storage cupboard.

HOUSE BATHROOM/W.C.

6' 0" x 6' 6" (1.83m x 1.99m)

Three piece white suite comprising of a pedestal wash basin, low flush w.c. and panelled bath with mixer shower over. Part tiled walls, fully tiled floor, heated chrome towel radiator, UPVC double glazed frosted window to the front and recessed ceiling spotlights.



OUTSIDE

Gated access to the pathway leading to the front entrance door. Pleasant lawned gardens incorporating flagged patio area, ideal for entertaining purposes. A block paved driveway provides off street parking for two vehicles leading to a brick built detached garage with roller door.

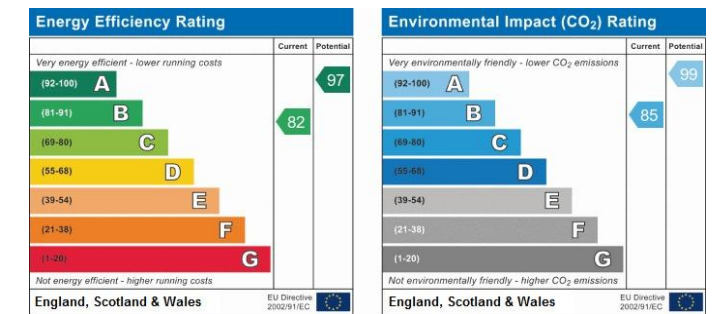


VIEWINGS

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 five local offices.



LAYOUT 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.