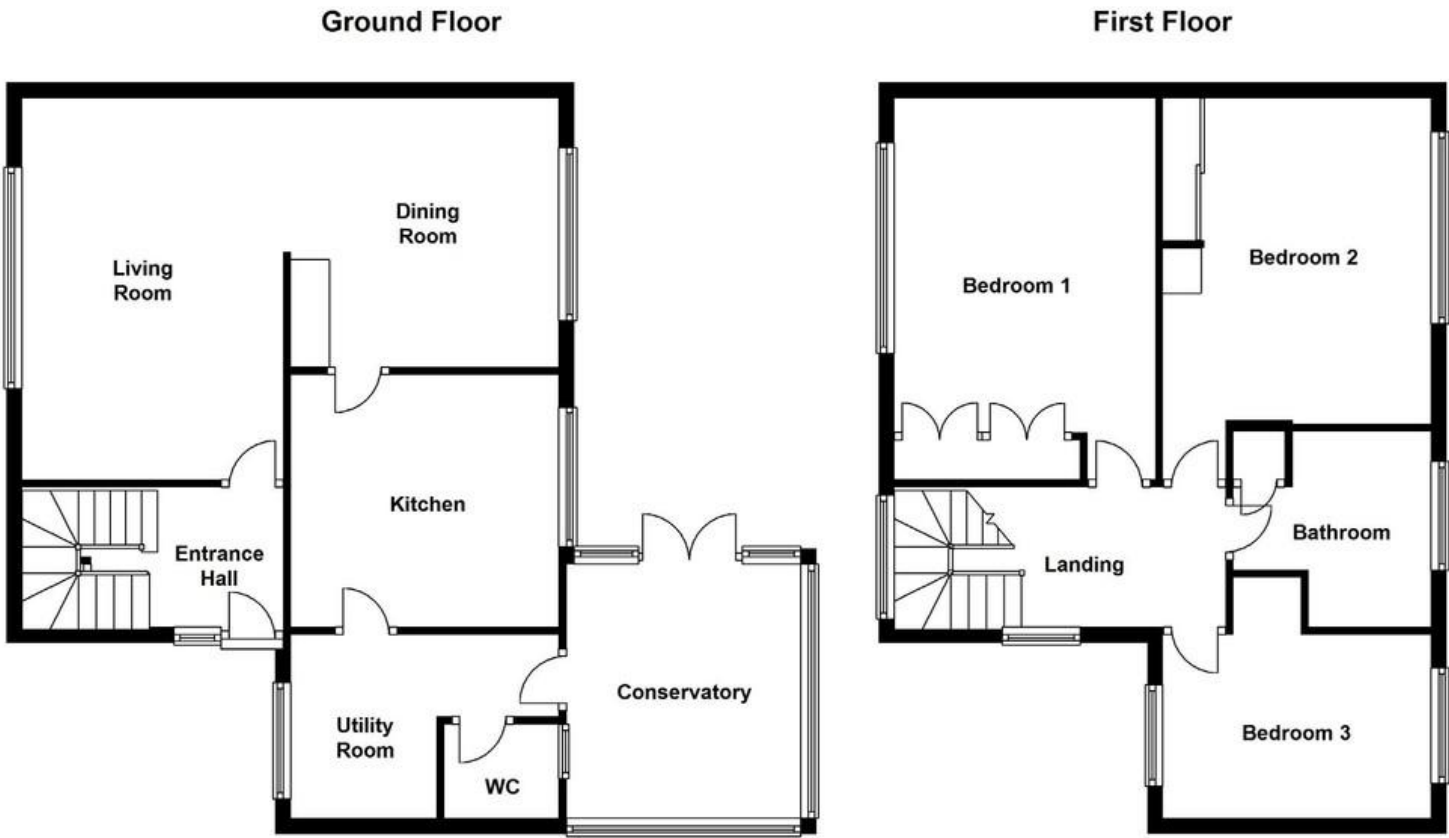




Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
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4 The Courtyard, Woolley, Wakefield, WF4 2LY

For Sale Freehold £299,950

Available with immediate vacant possession and having no chain involved is this three bedroom end mews house which benefits from ample off street parking, single garage, enclosed rear garden and spacious living accommodation throughout.

The accommodation comprises of entrance hall, spacious lounge/diner with open fireplace, kitchen with utility room off, downstairs w.c. and conservatory. The first floor landing provides access to three double bedrooms and the house bathroom/w.c.

Outside, to the front of the property there is a pleasant lawn garden with plants and shrubs. A paved pathway leads to the front entrance door and a driveway to the side provides off street parking leading to the single garage with electric up and over door. To the side of the garage there is a further garden area. To the rear of the property there is a lawn garden, paved patio area and planted borders.

The property has good access to the M1 motorway which is only a short drive away, ideal for the commuter wishing to work or travel further afield. Main bus routes run to and from Wakefield city centre.

Only a full internal inspection will reveal all that is on offer at this quality home, all viewings are strictly by prior appointment only.

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.

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

Timber side entrance door with timber framed window to the side leading into the entrance hall. Central heating radiator, staircase to the first floor landing, under stairs storage cupboard and door through to the lounge/diner.

LOUNGE/DINER

-LOUNGE

16' 0" x 11' 1" (4.90m x 3.38m)

Timber framed double glazed window to the front with stone mullions in between, central heating radiator, T.V. point, timber beams to the ceiling, wood flooring and a multi-fuel open fire on a stone hearth with stone surround and wooden mantle.

-DINING AREA

9' 11" x 11' 1" (3.03m x 3.38m)

Timber framed single glazed window to the rear with stone mullions in between, central heating radiator, timber beams to the ceiling, wood flooring and door through to the kitchen.

KITCHEN

10' 8" x 11' 5" (3.26m x 3.48m)

A range of wall and base units with granite work surface over, tiled splash back, 1 1/2 sink and drainer, plumbing and drainage for an automatic washing machine, Miele dishwasher, integrated double oven and grill with four ring electric hob and cooker hood above, timber framed single glazed window to the rear with stone mullions in between, space for a tall fridge/freezer, central heating radiator and door through to the utility room.



UTILITY ROOM

7' 9" x 6' 2" (2.37m narrowing to 1.03m x 1.89m) max

Timber framed double glazed window to the front, timber framed stable-style door leading into the conservatory and further door leading into the downstairs w.c. Work surface with plumbing and drainage for an automatic washing machine and space for dryer. Cupboard housing the combination condensing boiler.

DOWNSTAIRS W.C.

4' 0" x 4' 10" (1.24m x 1.48m)

Low flush w.c, wall mounted wash basin with tiled splash back and timber framed single glazed frosted window to the rear.

CONSERVATORY

10' 8" x 9' 10" (3.26m x 3.02m)

French doors leading into the rear garden and timber framed double glazed floor to ceiling windows on all three sides. Fully tiled floor.



FIRST FLOOR LANDING

Timber framed windows to the front and side elevations and doors leading to three bedrooms and the house bathroom/w.c.

BEDROOM ONE

16' 1" x 11' 0" (4.91m x 3.36m) max

Solid wooden floor, central heating radiator, timber framed double glazed windows to the front with stone mullions in between and fitted wardrobes with storage above.



BEDROOM TWO

13' 5" x 11' 7" (4.09m x 3.55m) max

Built in wardrobes with sliding doors, timber framed single glazed windows to the rear elevation with stone mullions in between, central heating radiator and loft access.

BEDROOM THREE

6' 11" x 11' 5" (2.13m x 3.50m)

Solid wooden floor, timber framed single glazed windows to the rear elevation with stone mullions in between, central heating radiator, fixed shelving and timber framed double glazed window to the front.

HOUSE BATHROOM/W.C.

8' 7" x 8' 6" (2.62m x 2.60m) max

Three piece comprising panelled bath with shower attachment, pedestal wash basin and low flush w.c. Part wood clad walls, dado rail, timber framed double glazed frosted windows to the rear elevation with stone mullions in between, central heating radiator and door through to a storage cupboard with fixed shelving.

OUTSIDE

To the front of the property there is a pleasant lawned garden with plants and shrubs. A paved pathway leads to the front entrance door and a driveway to the side provides off street parking leading to the single garage with electric up and over door. To the side of the garage there is a further garden area. To the rear of the property there is a lawned garden, paved patio area and planted borders.



DIRECTIONS

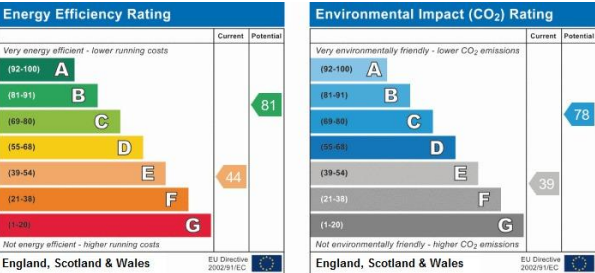
Leave Wakefield city centre along A61 Barnsley Road and continue through Sandal before turning right onto Seckar Lane and then left onto Water Lane. Continue onto The Green, turn right onto High Street and then left onto The Courtyard.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

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.



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.