

DIRECTIONS

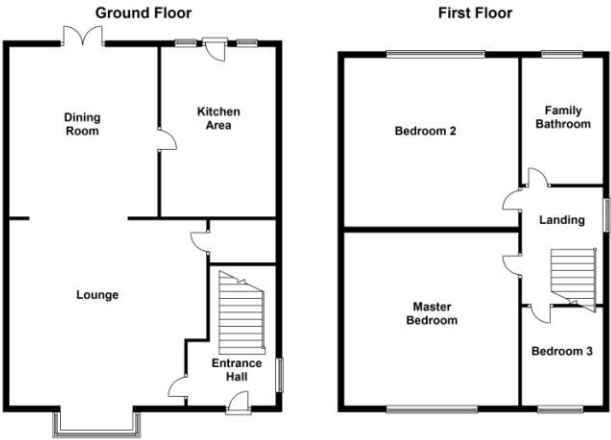
From Junction 41 of the M1 Motorway and take the exit onto Royston Hill into East Ardsley, which then becomes A650 Bradford Road, turn right onto Chapel Street, left onto Thorpe Road, which then becomes Main Street, travel down the hill and in turn this becomes Fall Lane. At the next set of traffic lights turn straight across onto Owlett Mead. Number 2 can be found identified by our for sale board.

EPC RATING

To view the full Energy Performance Certificate please either call into one of our five local offices or search for the property on www.richardkendall.co.uk

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.

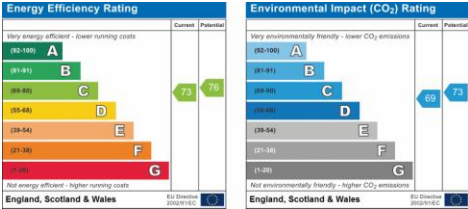


VIEWINGS

To view please contact our Wakefield office on 01924 291294 and they will be pleased to arrange a suitable appointment.



Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
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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 at 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 Homes and Property 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

2 Owlett Mead, Thorpe, Wakefield, WF3 3DQ
For Sale Freehold £147,950

A most attractive and well presented three bedroom semi detached family home, which benefits from UPVC double glazing, gas central heating and no chain involved.

The accommodation fully comprises entrance hall, lounge, dining room, modern fitted kitchen, first floor landing, three bedrooms and superb house bathroom/w.c. Outside there are attractive lawned gardens to the front and rear with a tarmac driveway to the side providing off street parking leading to the semi detached garage with up and over door.

The property is well placed to local amenities including shops and schools, local bus routes are nearby and has easy access to the M1 motorway via Junction 41, which is ideal for the commuter wishing to work or travel further afield.

With further potential to extend, subject to necessary consents, this is a superb family home which truly deserves an early viewing to fully appreciate the accommodation on offer and to avoid any disappointment.



OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, wood laminate flooring, stairs to the first floor landing, UPVC double glazed window to the side, radiator with cover, door leading through into the lounge.

LOUNGE

11' 8" x 15' 7" (3.58m x 4.75m) plus box window

UPVC double glazed box window, radiator, coving to the ceiling, t.v. point, telephone point, gas fire with an attractive and modern surround, door off to understairs storage. Archway leading through into the dining room.

DINING ROOM

9' 8" x 7' 4" (2.96m x 2.25m)

Coving to the ceiling, UPVC double glazed window to the rear, radiator, door off leading into the kitchen.



KITCHEN

7' 3" x 10' 3" (2.22m x 3.13m)

Comprising a range of quality fitted modern wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap, plumbing for automatic washing machine, space for fridge and freezer, integrated oven and grill, four ring gas hob with cooker hood above and part tiled walls. UPVC double glazed door and window to the rear.



FIRST FLOOR LANDING

Loft access, UPVC double glazed frosted window to the side, door to the airing cupboard, doors to three bedrooms and bathroom/w.c.,

MASTER BEDROOM

8' 6" x 13' 7" (2.60m x 4.16m)

Radiator, UPVC double glazed window to the front, recess ceiling spotlights.



BEDROOM TWO

8' 6" x 11' 8" (2.60m x 3.56m)

UPVC double glazed window to the rear, radiator, recess ceiling spotlights.



BEDROOM THREE

6' 1" x 8' 5" (1.87m x 2.57m)

UPVC double glazed window to the front, radiator.

HOUSE BATHROOM/W.C.

6' 3" x 6' 0" (1.92m x 1.85m)

Three piece white suite comprising low flush w.c., pedestal wash basin and panelled bath with electric shower over, fully tiled walls, slate tiled floor, heated towel radiator, UPVC double glazed frosted window to the rear and recess ceiling spotlights.



OUTSIDE

To the rear there is an attractive and enclosed lawned garden incorporating feature flagged patio area and additional timber decked patio area ideal for entertaining purposes. To the front there is an attractive lawned garden with tarmac driveway to the side providing off street parking leading to semi detached brick built garage with up and over door. Timber garden shed, outside tap and security lighting to the rear.

