



EPC RATING

To view the full Energy Performance Certificate please call into one of our five local offices.

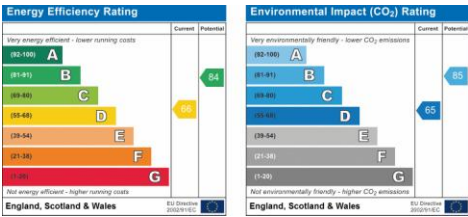
LAYOUT PLANS

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.



VIEWINGS

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



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 House to Homes 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



Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
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32 Castle Meadows, Hall Green, Wakefield, WF4 3QJ

For Sale Freehold £135,000

Enjoying a pleasant cul-de-sac position and presented to a high standard throughout is this three bedroom semi detached house perfect for the family buyer.

The accommodation comprises of entrance hall with downstairs w.c. off, lounge, inner hallway, modern fitted kitchen diner with understairs storage cupboard off and French doors leading through to the larger than average conservatory. A staircase leads to the first floor landing to the three good size bedrooms and modern fitted house bathroom/w.c. Outside, to the front of the property there is a paved driveway providing ample off road parking with low maintenance pebbled area, timber store unit and gated entrance to the rear. There is a paved patio area perfect for entertaining and dining purposes with a tiered attractive lawned garden having private hedges and timber panelled fences.

Located for ideal daily commuting distance for Junction 38 of the M1 motorway and only a short distance walk to the local amenities and schools. Bus route are available travelling in and out of Wakefield city centre. Only a full internal inspection will reveal all that is on offer at this quality home and all viewings are strictly by prior appointment only.

OPEN 7 DAYS A WEEK





ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall. Central heating radiator, wooden framed double glazed window to the side, doors to the downstairs w.c. and lounge. Solid oak floor.

DOWNSTAIRS W.C.

Low flush w.c., central heating radiator, wash basin over laminate work surface with vanity units below and Mosaic tiled splash back, wooden framed double glazed frosted window to the front, solid oak flooring.

LOUNGE

11' 3" x 15' 7" max (3.43m x 4.76m) x 14' 0" min (4.28m)

Coving to the ceiling, wooden framed double glazed window to the front, t.v. point, electric fire in chrome on a tiled hearth with matching interior and wooden decorative surround. Solid oak floor, door to the inner hallway, door through to the kitchen diner.

INNER HALLWAY

Staircase leading to the first floor landing. Coving to the ceiling, central heating radiator, solid oak flooring.

KITCHEN DINER

8' 3" x 14' 6" (2.52m x 4.43m)

A range of wall and base units with laminate work surface over, tiled splash back, stainless steel sink and drainer with chrome mixer tap, built in wine rack, integrated oven and grill with four ring gas hob and cooker hood over. A space for freestanding fridge freezer, integrated Smeg slimline dishwasher, integrated Smeg washer/dryer, a fully tiled floor, coving to the ceiling, UPVC double glazed French doors leading through to the conservatory, door through to the understairs storage cupboard and wooden framed double glazed window looking into the conservatory. Potterton wall mounted boiler.



CONSERVATORY

12' 8" x 11' 9" (3.87m x 3.59m)

UPVC double glazed French doors leading out to the rear patio garden. UPVC double glazed windows on a brick built base. Solid oak flooring, t.v. point and power.



FIRST FLOOR LANDING

Loft access, coving to the ceiling, wooden framed double glazed window to the side elevation, doors to three bedrooms and house bathroom/w.c.

BEDROOM ONE

8' 5" x 13' 2" (2.58m x 4.03m)

Built in double wardrobe with sliding mirrored doors. Wooden framed double glazed window to the front elevation, coving to the ceiling, central heating radiator and Sky point.



BEDROOM TWO

8' 5" max x 10' 8" (2.57m x 3.27m)

UPVC double glazed window to the rear elevation, central heating radiator.



BEDROOM THREE

10' 1" max x 5' 9" (3.09m x 1.77m)

Coving to the ceiling, wooden framed double glazed window to the front elevation, laminate flooring, door to airing cupboard housing hot water cylinder.

HOUSE BATHROOM/W.C.

5' 5" x 6' 1" (1.67m x 1.86m)

Three piece suite comprising panelled bath with mixer shower over, wash basin with laminate work surface over vanity units, low flush w.c. Fully tiled walls, shaver socket point, extractor fan, tiled floor, inset spotlights to the ceiling and wooden framed double glazed frosted window to the rear elevation.

OUTSIDE

To the front there is paved driveway providing off road parking and a low maintenance pebbled garden and a paved pathway leading to the entrance door. Timber store unit and gated entrance into the rear garden. The driveway continues to the rear with low maintenance pebbled sections. The rear garden has a paved patio area perfect for entertaining and dining purposes with steps leading to attractive tiered lawned area. Timber Wendy house, privet hedges, plants, shrubs and timber panelled fence surrounds. A low maintenance pebbled section.