

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.

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



3 Orchid View, Wakefield, WF2 0FG

For Sale Freehold £220,000

Occupying a pleasant cul-de-sac position is this well presented three bedroom semi detached home, benefitting from an attached garage, driveway parking and enclosed rear garden.

The accommodation briefly comprises an entrance hall leading into the living room, which in turn provides access into the kitchen diner. From here, a conservatory provides useful additional reception space and direct access onto the rear garden. To the first floor are three bedrooms and the family bathroom. Externally, to the front is a low maintenance garden with driveway parking leading to the attached garage. To the rear is an enclosed garden with a flagged patio area, lawn and established planting.

The property is ideally situated for local shops, amenities and schools, while Wakefield city centre and the motorway network are also within convenient reach.

An ideal purchase for first time buyers, professional couples or families, only a full internal inspection will truly reveal everything this appealing home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
Front entrance door leading into the hallway. Staircase providing access to the first floor landing. Door leading through into the living room.

LIVING ROOM
15'8" x 11'10" (4.80m x 3.61m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and feature fireplace with timber surround. Door leading through into the kitchen diner.



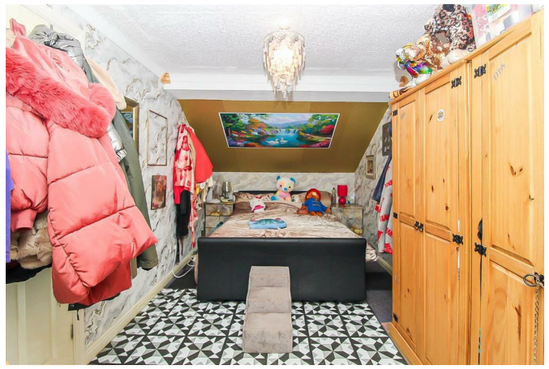
KITCHEN DINER
11'10" x 9'3" (3.61m x 2.82m)
UPVC double glazed window overlooking the rear elevation and rear entrance door providing access into the conservatory. Fitted with a range of wall and base units providing storage, incorporating a stainless steel sink and drainer. Integrated gas hob and oven. Space and plumbing for a washing machine and space for a fridge freezer. Tiled splashbacks, central heating radiator and space for a dining table and chairs.

CONSERVATORY
9'2" x 6'6" (2.81m x 2.00m)
UPVC double glazed windows overlooking the rear and side elevations. UPVC side entrance door providing access onto the garden. Currently utilised as an additional sitting room.



FIRST FLOOR LANDING
Doors provide access to three bedrooms and the family bathroom.

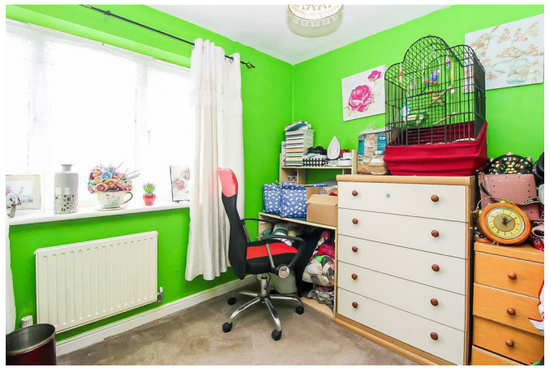
BEDROOM ONE
19'6" x 8'5" (5.96m x 2.57m)
UPVC double glazed window overlooking the front elevation. Central heating radiator.



BEDROOM TWO
11'10" x 9'10" (3.61m x 3.02m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator.



BEDROOM THREE
11'10" x 8'2" (3.61m x 2.49m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and useful built-in storage cupboard over the stairs.



BATHROOM/W.C.
6'7" x 5'1" (2.01m x 1.55m)
UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising panelled bath with wall mounted shower over, wash hand basin and low flush W.C. Central heating radiator and partial wall tiling around the bath.



OUTSIDE
To the front is a low maintenance garden with driveway parking. The driveway leads to an attached garage with up and over door. Further access is available down the opposite side of the property. To the rear is an enclosed garden incorporating a low maintenance flagged patio area, lawn and established shrubs and planting.



COUNCIL TAX BAND
The council tax band for this property is C.

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.