WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



33 Castle Meadows, Hall Green, Wakefield, WF4 3QJ

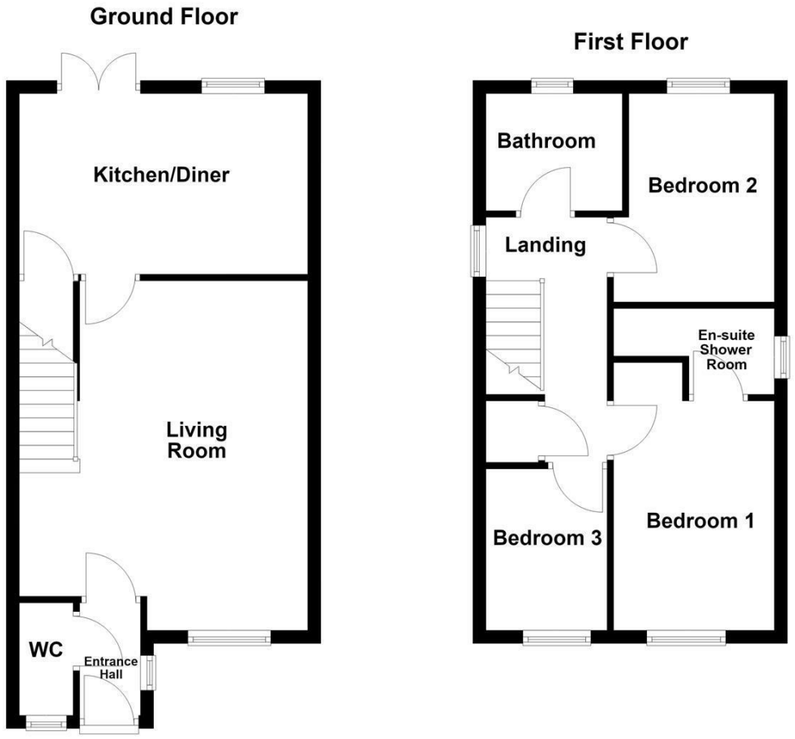
For Sale Freehold £260,000

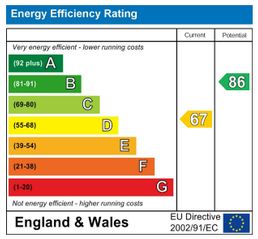
Nestled within a pleasant cul de sac on a sought after modern development in Hall Green is this beautifully presented three bedroom detached family home, offering spacious and well proportioned accommodation throughout.

The accommodation briefly comprises a welcoming entrance hall providing access to a convenient downstairs WC and a spacious living room, offering a comfortable setting for everyday relaxation. The living room leads through to a well appointed kitchen diner, providing an excellent space for family meals and entertaining, with useful understairs storage and direct access onto the rear garden. To the first floor, the landing provides access to three well proportioned bedrooms, including the principal bedroom with its own en suite shower room, together with a contemporary family bathroom. Further benefitting from a useful overstairs storage cupboard and loft access, the property offers practical storage throughout. Externally, the property enjoys an attractive lawned garden to the front, together with a block paved driveway providing off road parking and leading to a single semi detached garage, benefitting from an electrically operated roller door. To the rear is a beautifully landscaped and fully enclosed tiered garden, thoughtfully designed for low maintenance living and outdoor entertaining. Featuring artificial lawned areas, attractive stone paved pathways and seating spaces, the garden provides an ideal setting for al fresco dining and relaxation. Enclosed by a combination of timber fencing and boundary walling, the garden is particularly suitable for families with children and pets.

Situated within the popular residential area of Hall Green, the property is conveniently positioned for a range of local amenities, including shops, schools and regular bus services. A wider selection of shopping, leisure and recreational facilities can be found in nearby Wakefield city centre, which also benefits from two railway stations providing connections to Leeds, Manchester and London. The M1 motorway network is readily accessible, making this an excellent location for those commuting further afield.

Offering an appealing combination of modern accommodation, attractive outdoor space and a convenient location, this delightful detached home presents an excellent opportunity for a range of buyers. An early internal viewing is highly recommended to fully appreciate all that this property has to offer.





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.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door with frosted glazed panel leading into the entrance hall. UPVC double glazed window overlooking the side elevation and central heating radiator. Doors provide access to the downstairs W.C. and living room.

W.C.
5'8" x 2'7" (1.73m x 0.80m)
Frosted UPVC double glazed window overlooking the front elevation. Fitted with a two piece suite comprising low flush W.C. and ceramic wash basin set within a vanity unit with storage below and tiled splashback. Central heating radiator.

LIVING ROOM
17'8" x 14'6" (5.40m x 4.42m)
UPVC double glazed window overlooking the front elevation with fitted shutters. Two central heating radiators. Staircase providing access to the first floor landing. Door leading through into the kitchen diner.



KITCHEN/DINER
14'5" x 9'0" (4.40m x 2.75m)
UPVC double glazed door opening onto the rear garden with integral blinds. UPVC double glazed window overlooking the rear elevation with integral blinds. Inset spotlights to the ceiling, central heating radiator and access to a useful understairs storage cupboard. Fitted with a modern range of gloss fronted wall and base units with laminate work surfaces over. Stainless steel sink and drainer with mixer tap. Four ring induction hob with glass splashback and extractor hood above, together with integrated oven and microwave. Integrated fridge freezer, integrated washing machine and integrated dishwasher.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation. Loft access and useful overstairs storage cupboard. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
11'5" x 8'6" (3.50m x 2.60m)
UPVC double glazed window overlooking the front elevation with fitted shutters. Central heating radiator and fitted wardrobe. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
8'4" x 4'3" (2.55m x 1.32m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising low flush W.C., wash basin set within a vanity unit with storage below and tiled splashback, and shower enclosure with mains fed shower and glazed shower screen. Tiled shower enclosure, extractor fan, shaver point and chrome ladder style heated towel radiator.



BEDROOM TWO
10'6" x 8'4" (3.22m x 2.56m)
UPVC double glazed window overlooking the rear elevation with fitted shutters. Central heating radiator.



BEDROOM THREE
UPVC double glazed window overlooking the front elevation with fitted shutters. Central heating radiator.



HOUSE BATHROOM
6'0" x 5'5" (1.85m x 1.67m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and panelled bath with mixer tap, shower attachment and glazed shower screen. Fully tiled walls, extractor fan, shaver point and chrome ladder style heated towel radiator.



OUTSIDE
To the front is a lawned garden. A block paved driveway to the side provides off road parking and leads to the garage with electric door. To the rear is a low maintenance tiered garden incorporating artificial lawn and a stone paved patio area, ideal for outdoor dining and entertaining. The garden is enclosed by timber fencing and walling, making it suitable for both children and pets.



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

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.