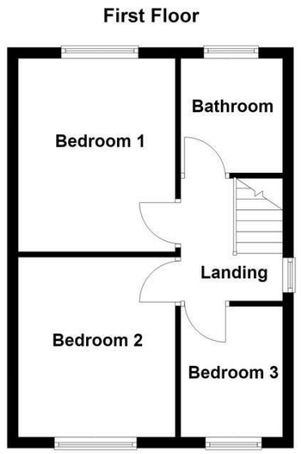


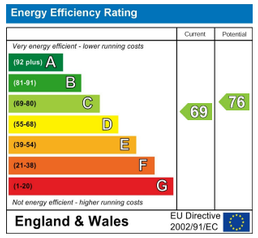


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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



8 Maybush Road, Wakefield, WF1 5AZ

For Sale Freehold £240,000

Situated in the Agbrigg area of Wakefield and deceptively spacious from the front is this three bedroom semi detached home.

The property offers well proportioned accommodation throughout, including three bedrooms, generous reception space, a rear extension and low maintenance gardens with off road parking. The accommodation briefly comprises a living room with access to useful understairs storage, leading through into the sitting room. From here there is access to the first floor staircase and the extended kitchen diner, which opens directly onto the rear garden and also provides access to the downstairs W.C. To the first floor are three bedrooms and the house bathroom, together with loft access via a pull-down ladder. Externally, to the front is a low maintenance paved and pebbled driveway providing off road parking and continuing down the side of the property. To the rear is an enclosed paved courtyard style garden, ideal for outdoor dining and entertaining.

The property is well placed for local shops, schools and amenities, with further facilities available in Wakefield city centre. Sandal and Agbrigg railway station is also within easy reach for those requiring wider transport links. Popular local attractions including Sandal Castle, Newmillerdam and Pugneys Country Park are also nearby, while the M1 motorway network is within convenient reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this appealing home has to offer. An early viewing is highly recommended.



ACCOMMODATION

LIVING ROOM
16'0" x 12'9" (4.90m x 3.90m)
Frosted UPVC double glazed front entrance door leading into the living room. UPVC double glazed window overlooking the front elevation. Central heating radiator and access to a useful understairs storage cupboard. Door leading through into the sitting room.



SITTING ROOM
13'1" x 11'10" (4.00m x 3.62m)
Central heating radiator. Staircase providing access to the first floor landing. Access through into the kitchen diner.



KITCHEN DINER
15'3" x 14'3" (4.65m x 4.35m)
UPVC double glazed door with integral blinds opening onto the rear garden. UPVC double glazed window overlooking the rear elevation. Inset spotlights to the ceiling and central heating radiator. Fitted with a range of Shaker style wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap and tiled splashbacks. Range style cooker with extractor hood above. Space and plumbing for a washing machine and space for an American style fridge freezer. Central island with base units and work surface over. Door providing access to the downstairs W.C.

DOWNSTAIRS W.C.
5'2" x 2'9" (1.60m x 0.85m)
Fitted with a two piece suite comprising low flush W.C. and wall mounted wash basin with mixer tap and tiled splashback. Extractor fan. Worcester combination boiler housed within the room.

FIRST FLOOR LANDING
7'6" x 6'0" (2.31m x 1.83m)
Frosted UPVC double glazed window overlooking the side elevation. Loft access with pull-down ladder. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
11'10" x 10'0" (3.62m x 3.05m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator.



BEDROOM TWO
10'11" x 10'0" (3.35m x 3.05m)
UPVC double glazed window overlooking the front elevation. Central heating radiator.



BEDROOM THREE
7'11" x 6'0" (2.42m x 1.85m)
UPVC double glazed window overlooking the front elevation. Central heating radiator.

HOUSE BATHROOM
7'0" x 5'2" (2.15m x 1.60m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising low flush W.C. with concealed cistern, wash hand basin with mixer tap and panelled bath with glazed shower screen and shower over. Part tiled walls and inset spotlights to the ceiling.



OUTSIDE
To the front is a low maintenance garden incorporating paved and pebbled driveway areas providing off road parking. The driveway continues down the side of the property and leads to the front entrance. To the rear is a low maintenance paved courtyard style garden, ideal for outdoor dining and entertaining. The garden is enclosed by timber fencing, making it suitable for both children and pets.



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

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.