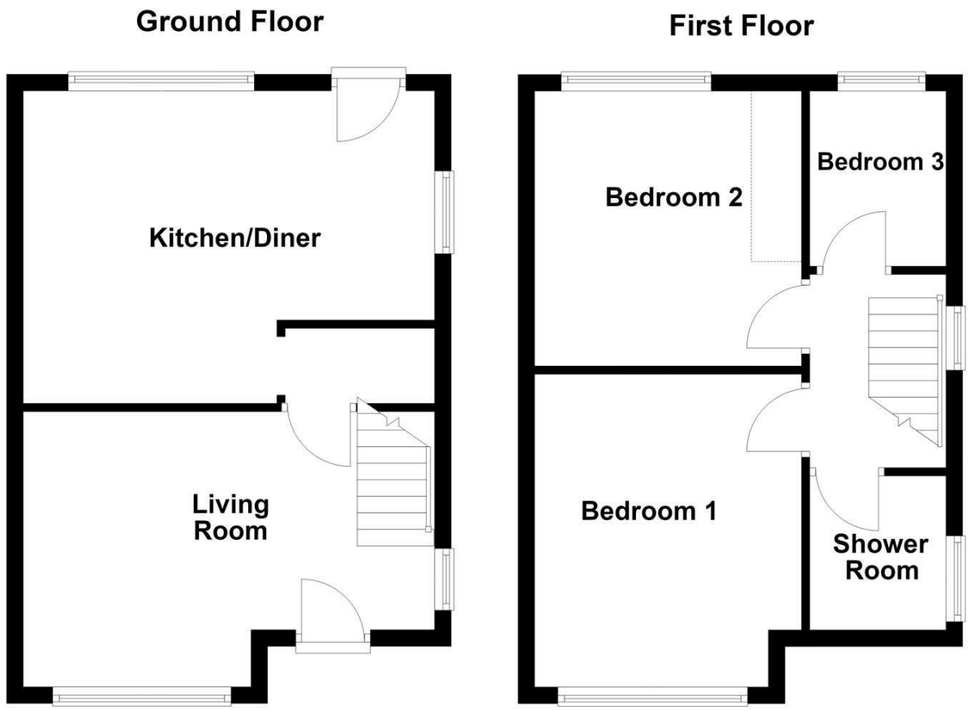
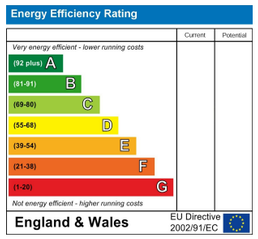


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Carr Gate Mount, Carr Gate, Wakefield, WF2 0QP

For Sale Freehold £245,000

Situated in the popular Cargate area of Wakefield is this well proportioned three bedroom semi detached home, offering spacious accommodation together with off road parking, an enclosed rear garden and detached garage.

The accommodation briefly comprises a lounge with staircase to the first floor, useful understairs storage and an opening through into the kitchen. The kitchen is fitted with a range of wall and base units and provides access directly into the rear garden. To the first floor are three bedrooms, two of which are good sized doubles, together with a single bedroom and shower room. Loft access is available from the landing. Externally, to the front is a lawned garden and concrete driveway providing off road parking for approximately two to three vehicles. To the rear is a low maintenance enclosed garden incorporating a flagged patio area, together with a further driveway providing access to the detached garage. The property benefits from UPVC double glazing and gas central heating throughout and would make an excellent home for first time buyers, couples or growing families.

Cargate is well placed for local shops, schools and amenities, with convenient road links providing access towards Wakefield city centre and the wider motorway network.

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



ACCOMMODATION

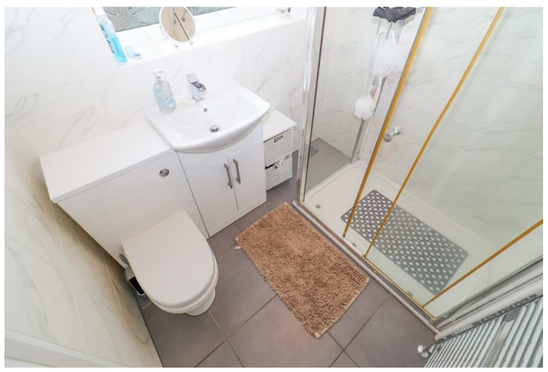
LOUNGE
16'4" x 8'8" (4.98m x 2.65m)
UPVC entrance door leading into the lounge. LVT flooring, central heating radiator and UPVC double glazed windows overlooking the front and side elevations. Staircase providing access to the first floor landing. Useful understairs storage. Opening through into the kitchen.



KITCHEN
16'6" x 12'5" (5.05m x 3.79m)
Fitted with a range of wall and base units with laminate work surfaces over. Space and plumbing for a washing machine. Space for a cooker with four ring gas hob and extractor fan above. Tiled splashbacks. Lino flooring and central heating radiator. Feature electric fireplace with decorative surround. UPVC double glazed windows overlooking the rear and side elevations. UPVC door providing access to the rear garden.

FIRST FLOOR LANDING
Carpeted flooring. Frosted UPVC double glazed window overlooking the side elevation. Loft access. Doors provide access to three bedrooms and the shower room.

SHOWER ROOM
6'6" x 5'3" (1.99m x 1.61m)
Fitted with a walk-in shower enclosure together with combination low flush W.C. and wash basin unit. Tiled flooring and full height tiling to the walls. Chrome ladder style heated towel radiator. Frosted UPVC double glazed window overlooking the side elevation.



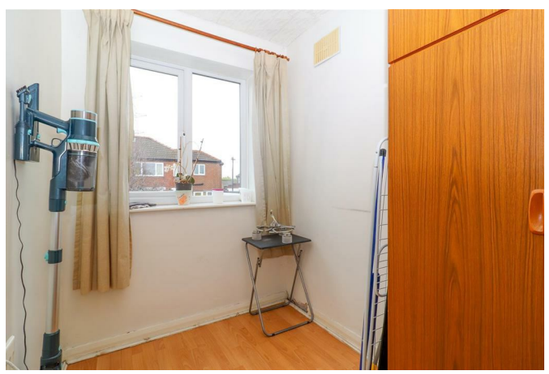
BEDROOM ONE
11'1" x 10'3" (3.39m x 3.13m)
Laminate flooring. UPVC double glazed window overlooking the front elevation. Central heating radiator.



BEDROOM TWO
11'8" x 10'11" (3.56m x 3.34m)
Laminate flooring. Range of fitted wardrobes. UPVC double glazed window overlooking the rear elevation. Central heating radiator.



BEDROOM THREE
7'11" x 5'11" (2.43m x 1.82m)
Laminate flooring. UPVC double glazed window overlooking the rear elevation. Central heating radiator.



OUTSIDE
To the front is a lawned garden together with a concrete driveway providing off road parking for approximately two to three vehicles. To the rear is a low maintenance enclosed garden with timber fencing and a flagged patio area. A further concrete driveway provides access to the detached garage.



DETACHED GARAGE
Detached garage with manual up and over door.

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.