

WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT
01977 798 844

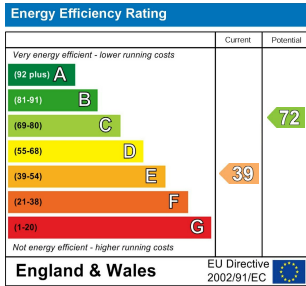
CASTLEFORD
01977 808 210

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. 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 www.mortgagesolutionsofwakefield.co.uk
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 deal available to you*
Wakefield - Contact Vince Hickman
01924 339572 or vince@mortgagesolutionsofwakefield.co.uk
Ossett - Contact Sharon Dorsett
01924 266555 or sharon@mortgagesolutionsofwakefield.co.uk
Pontrftract & Castleford - Contact Chris Houseman
01977 808210 or chris@mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage.



FREE VALUATION
If you are thinking of a making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of Wakefield for 50 years and now selling and renting houses in Pontrftract and Castleford.

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. Also, the Richard Kendall Property Magazine is sent to all applicants on our mailing list FREE OF CHARGE.

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.



54 Sparable Lane, Wakefield, WF1 5LW

Freehold Guide Price £180,000



****GUIDE PRICE £180,000 TO £185,000****

**** A VIRTUAL PROPERTY TOUR IS AVAILABLE ON THIS PROPERTY! ****

Boasting deceptively spacious accommodation over three levels is this mature end terraced home with four well proportioned bedrooms. Available with no chain involved and immediate vacant possession.

The accommodation comprises living room, side hallway, kitchen and utility room. The first floor landing provides access to two bedrooms, family bathroom/w.c. and stairwell to the second floor where a further two bedrooms are situated. Outside, the property has a buffer garden to the front and a low maintenance south facing garden to the rear.

The property is excellently placed for access to a range of amenities including shops, schools and local bus routes travelling to and from Wakefield city centre. Sandal/Agbrigg Train Station and the motorway network are also easily accessible, ideal for those wishing to work or travel further afield.

Simply a fantastic family home which truly deserves full internal inspection to reveal the quality of accommodation on offer and avoid any disappointment.

ACCOMMODATION

ENTRANCE HALL

UPVC double glazed side entrance door with sunlight over. Doors to the living room, cellar, kitchen and utility room.

LIVING ROOM

15'0" x 13'8" [4.58 x 4.16]
UPVC double glazed window to the front elevation, UPVC double glazed front entrance door with sunlight over, coving to the ceiling, central heating radiator and a feature decorative fireplace with tiled interior and wooden mantle.

KITCHEN

13'11" x 11'7" [4.25 x 3.53]
Cream fronted kitchen with a range of wall and base units, laminate work surface with matching upstands, integrated oven, four ring electric hob, double bowl stainless steel sink and drainer, space within a cupboard for a tall fridge/freezer, coving to the

ceiling, ceiling rose, hardwood flooring, UPVC double glazed window to the rear elevation and a feature cast iron open fire with a tiled hearth and interior. Opening off with staircase to the first floor.

UTILITY ROOM

8'7" x 7'9" [2.62 x 2.37]
UPVC double glazed frosted window to the side elevation, UPVC double glazed rear entrance door, central heating radiator, wooden unit with Belfast style sink, plumbing for a washing machine and wall mounted combination condensing boiler.

FRONT CELLAR ROOM

14'11" x 13'9" [4.55 x 4.18]
Power, lighting, UPVC double glazed window to the front elevation.

REAR CELLAR ROOM

8'4" x 14'2" plus storage area off [2.54 x 4.32 plus storage area off]
Power, lighting, UPVC double glazed window to the rear elevation.

FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom/w.c. Staircase to the second floor landing. UPVC double glazed window to the side elevation.

BEDROOM ONE

13'8" x 14'11" [4.17 x 4.55]
Two UPVC double glazed windows to the front elevation, central heating radiator and a decorative cast iron fireplace with tiled interior and wooden surround. Door to a walk-in overstairs wardrobe with fixed shelving and rail space.

BEDROOM TWO

10'9" x 11'5" max [3.28 x 3.47 max]
UPVC double glazed window to the rear elevation, central heating radiator and a feature decorative cast iron fireplace. Door to an overstairs storage cupboard.

FAMILY BATHROOM/W.C.

8'7" x 7'9" [2.61 x 2.36]
Three piece modern white suite comprising pedestal wash basin low flush w.c. and panelled bath with chrome mixer filler and mixer shower over with fixed waterfall head and handheld hose attachment. Fully tiled walls and floor, UPVC double glazed frosted

window to the side elevation, extractor vent and spotlights.

SECOND FLOOR LANDING

Doors to two further bedrooms.

BEDROOM THREE

14'10" x 11'7" [4.52 x 3.54]
Spotlights, UPVC double glazed window to the side elevation and central heating radiator.

BEDROOM FOUR

13'10" x 8'6" narrowing to 5'4" [4.21 x 2.60 narrowing to 1.63]
UPVC double glazed window to the side elevation, spotlights and central heating radiator.

OUTSIDE

The property has a gravelled entrance buffer garden to the front with paved walkway and pedestrian gated access. A concrete hardstanding area to the side of the property provides access to the rear with shared access for neighbouring properties. The south facing rear garden is mainly low maintenance with hardstanding and lawn areas.

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 six 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.