



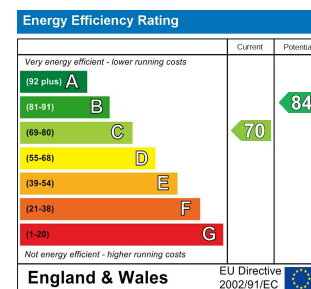
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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 available to you*

Wakefield office 01924 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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.



3a Stafford Terrace, Wakefield, WF2 9EB

For Sale Freehold £235,000

Situated close to Wakefield city centre is this fantastic three storey town house benefiting from driveway parking, rear garden and four bathrooms/w.c.

The property briefly comprises entrance hall, downstairs w.c., integral garage and kitchen diner. To the first floor landing there is a bedroom with en suite and a living room. To the second floor there are three bedrooms, family bathroom and one of the bedrooms benefits from en suite shower room/w.c. Outside to the front there is driveway parking and to the rear there is an easy maintain lawn and decked seating area.

Situated close to all local shops and amenities that Wakefield has to offer, this property is ideally located as well as being only a short drive away from the motorway and railway network for those looking to commute further afield.

Done to a high standard, this property is ready to move into and viewing is highly recommended.



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ACCOMMODATION

ENTRANCE HALL

Front UPVC door into the entrance hall. Gas central heating radiator, doors leading to the integral garage, downstairs w.c. and kitchen diner. Storage cupboard and stairs leading to the first floor.

W.C.

27' x 6'0" [0.79m x 1.85m]

Low level flush w.c. and a wash hand basin.

KITCHEN DINER

14'9" x 8'9" [4.5m x 2.67m]

UPVC double glazed window and UPVC double glazed French doors to the rear elevation leading out to the rear garden. A modern fitted kitchen with an array of wall and base units for storage incorporating gas hob and extractor, stainless steel sink and unit with mixer tap, oven, space for a freestanding dishwasher, washing machine and fridge freezer. Gas central heating radiator and tiled flooring.



INTEGRAL GARAGE

14'7" x 8'2" [4.45m x 2.51m]

Up and over door to the front.

FIRST FLOOR LANDING

Access to bedroom two and living room.

LIVING ROOM

14'9" x 13'9" [4.5m x 4.2m]

Two UPVC double glazed windows to the front elevation, gas central heating radiator and tv. points.



BEDROOM TWO

14'9" x 8'9" [4.5m x 2.68m]

Two UPVC double glazed windows to the rear, gas central heating radiator, built in wardrobes to one side and a door into the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

4'0" x 10'4" [1.22m x 3.15m]

Low level flush w.c., wash hand basin and a corner shower cubicle with shower. Partially tiled walls.



SECOND FLOOR LANDING

Access to three bedrooms.

BEDROOM ONE

14'9" x 12'4" [4.52m x 3.78m]

Two UPVC double glazed windows to the front, gas central heating radiator, built in wardrobes and drawer units to one side, door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

4'5" x 4'7" [1.37m x 1.42m]

Corner shower cubicle with shower, low flush w.c., wash hand basin, partially tiled.



BEDROOM THREE

8'11" x 7'0" [2.72m x 2.15m]

UPVC double glazed window to the rear elevation, gas central heating radiator.

BEDROOM FOUR

7'7" x 7'4" [2.32m x 2.25m]

UPVC double glazed window to the rear, gas central heating radiator and is currently used as a home office.

BATHROOM/W.C.

5'1" x 7'10" [1.57m x 2.41m]

Bath with a wall mounted shower above, low flush w.c. and wash hand basin with partially tiled walls. Extractor fan.

OUTSIDE

To the rear there is a large decking area for seating, which leads to an easy to maintain lawn and fenced surrounds. To the front there is driveway parking.



COUNCIL TAX BAND

The council tax band for this property is D

EPC RATING

To view the full Energy Performance Certificate please call into one of our six local offices.

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.