



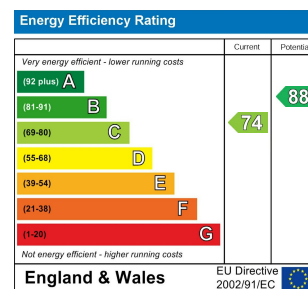
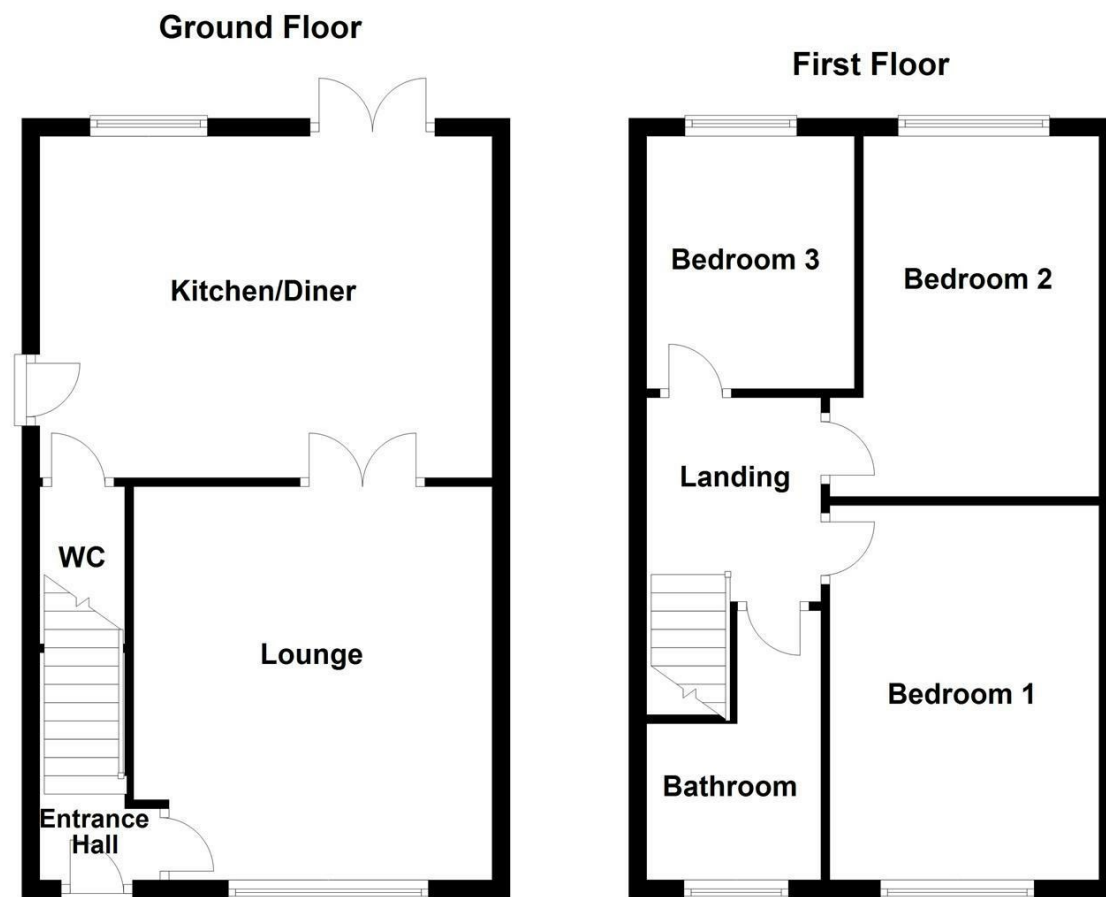
WAKEFIELD
01924 291 294

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

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.



44b Rufford Street, Wakefield, WF2 9PB

For Sale Freehold £210,000

Well appointed throughout is this spacious three bedroom semi detached home benefitting UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge, spacious kitchen/diner and downstairs w.c. The first floor landing leads to three well proportioned bedrooms and modern bathroom/w.c. Outside there is a lawned garden to the front with tarmac driveway to the side providing ample off street parking. Lawned garden to the rear incorporating small flagged patio area.

The property is well placed to local amenities including shops and schools, with local bus routes nearby. The M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Simply a fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

Radiator, wood flooring, coving to the ceiling, recess LED ceiling spotlights and stairs to the first floor landing. Door leading through into the lounge.

LOUNGE

14'5" x 13'2" [4.41m x 4.02m]

Wood flooring, UPVC double glazed window to the front, radiator, coving to the ceiling, recess LED ceiling spotlights and French doors into kitchen/diner.



KITCHEN/DINER

12'6" x 16'11" [3.82m x 5.16m]

Modern fitted walls and base units with work surface over incorporating 1.5 stainless steel sink and drainer with mixer taps, plumbing for a washing machine, integrated oven and grill, four ring gas hob with stainless steel filter hood and tiled splash back, integrated fridge and space for freezer. Boiler is housed within the kitchen, laminate flooring, coving to the ceiling, UPVC double glazed window and French doors to the rear and wood flooring within the dining area. UPVC door to the side and door to downstairs w.c.

W.C.

Low flush w.c., wash basin pedestal, tiled floor and radiator.

FIRST FLOOR LANDING

Loft access and doors to three bedrooms and bathroom.

BEDROOM ONE

9'9" x 13'8" [2.99m x 4.19m]

UPVC double glazed window to the front, radiator and coving to the ceiling.



BEDROOM TWO

9'10" [max] x 8'8" [min] x 13'4" [3.0m [max] x 2.66m [min] x 4.08m]

UPVC double glazed window to the rear, radiator and coving to the ceiling.



BATHROOM/W.C.

2'11" [min] x 6'8" [max] x 9'2" [0.89m [min] x 2.04m [max] x 2.80m]

Low flush w.c., pedestal wash basin, panelled bath with mixer shower over, fully tiled walls, UPVC double glazed frosted window to the front, recess LED ceiling spotlights, laminate floor and radiator.



BEDROOM THREE

9'2" x 7'10" [2.80m x 2.40m]

UPVC double glazed window to the rear and radiator.

OUTSIDE

To the front, a lawned garden with tarmac driveway providing off street parking. Whilst to the rear, a lawned garden incorporating small patio area.



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.