



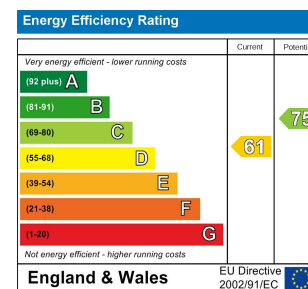
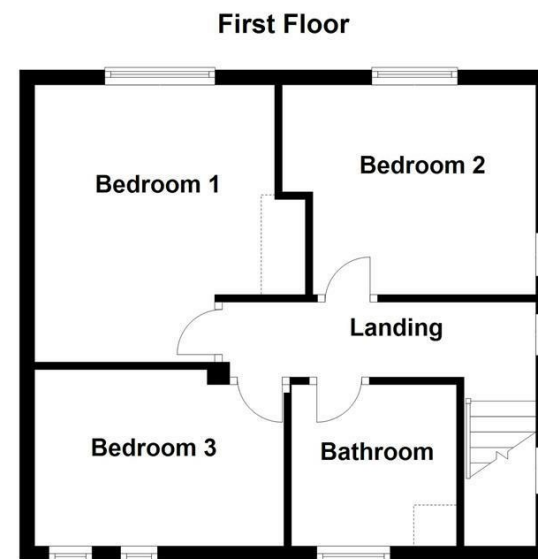
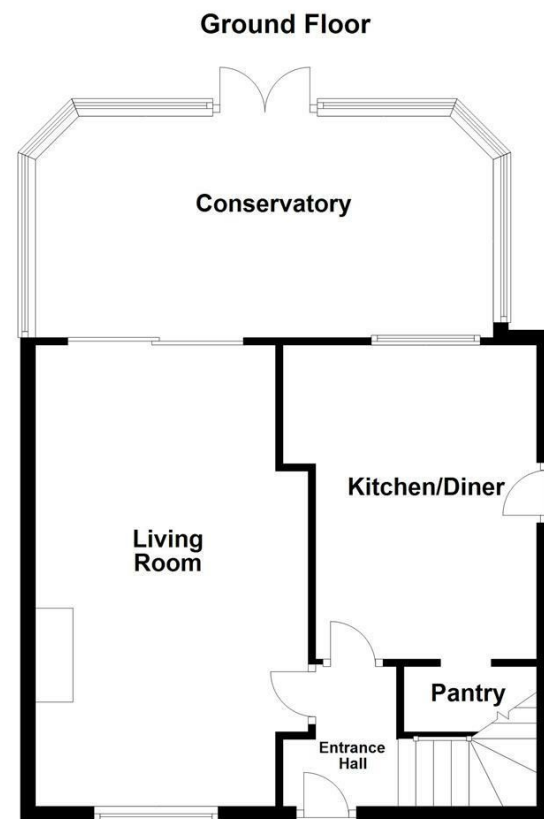
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### 34 Magdalene Road, Wakefield, WF2 8BA

For Sale Freehold £210,000

Situated only a short distance from Wakefield city is this deceptively spacious three bedroom semi detached property benefitting from well proportioned accommodation, ample off road parking and an enclosed rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/diner with pantry and conservatory. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front of the property is a block paved driveway providing off road parking for three vehicles. Whilst to the rear, the garden is artificially lawned with paved and decked patio area, perfect for al fresco dining, enclosed by timber fencing.

The property is situated in this popular residential area within easy reach of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield which also has its own mainline railway station and excellent bus services. The national motorway network is readily accessible.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing is highly recommended.

#### 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\*

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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.



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**ACCOMMODATION**

**ENTRANCE HALL**

UPVC double glazed frosted door leading into the entrance hall. Dado rail, stairs to the first floor landing and doors leading to the living room and kitchen/diner.

**KITCHEN/DINER**

13'8" x 11'3" (max) x 9'10" (min) [4.18m x 3.43m (max) x 3.0m (min)]  
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back, integrated double oven with five ring gas hob and stainless steel extractor hood. Space and plumbing for a fridge/freezer, washing machine and tumble dryer. Breakfast bar with laminate work surface over and access to the pantry. UPVC double glazed window to the conservatory and UPVC double glazed frosted side door.

**LIVING ROOM**

20'7" x 18'5" (max) x 10'9" (min) [6.28m x 5.63m (max) x 3.29m (min)]  
UPVC double glazed window to the front, set of sliding UPVC double glazed doors to the conservatory, dado rail, two central heating radiators and gas fireplace with tiled hearth, surround and wooden mantle.



**CONSERVATORY**

19'11" x 9'8" (max) x 7'5" (min) [6.08m x 2.95m (max) x 2.28m (min)]  
Surrounded by UPVC double glazed windows with a set of UPVC double glazed French doors leading to the rear patio area. Two central heating radiators and UPVC double glazed window to the kitchen.



**FIRST FLOOR LANDING**

Two UPVC double glazed windows to the side, dado rail and loft access. Doors to three bedrooms and the house bathroom.

**BEDROOM ONE**

12'7" x 10'7" (max) x 7'2" (min) [3.84m x 3.25m (max) x 2.2m (min)]  
Central heating radiator, access to fitted storage cupboard and UPVC double glazed window to the rear.



**BEDROOM TWO**

9'7" x 11'4" (max) x 9'11" (min) [2.94m x 3.46m (max) x 3.04m (min)]  
Central heating radiator and UPVC double glazed windows to the rear and side.



**BEDROOM THREE**

10'9" x 7'4" (max) x 7'0" (min) [3.29m x 2.26m (max) x 2.15m (min)]  
Two UPVC double glazed windows to the front and central heating radiator.



**BATHROOM/W.C.**

8'1" x 6'11" (max) x 2'8" (min) [2.48m x 2.12m (max) x 0.83m (min)]  
Chrome ladder style radiator, UPVC double glazed frosted window to the front, spotlights to the ceiling, access to the storage cupboard housing the Ideal combi boiler, concealed low flush w.c., ceramic wash basin built into storage unit and mixer tap. P-shaped bath with mixer tap, water jets and overhead electric shower.



**OUTSIDE**

To the front of the property is a block paved driveway providing off road parking for three vehicles with timber fencing to both sides. To the rear the garden is artificially lawned with pebbled borders and planted feature. There's a paved and decked patio area, perfect for outdoor and entertaining, fully enclosed by timber fencing with space for a greenhouse and shed.



**COUNCIL TAX BAND**

The council tax band for this property is A.

**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.