



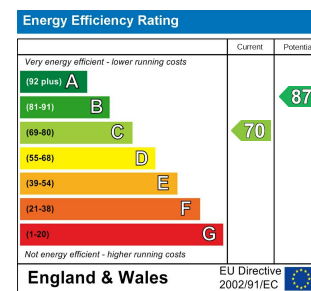
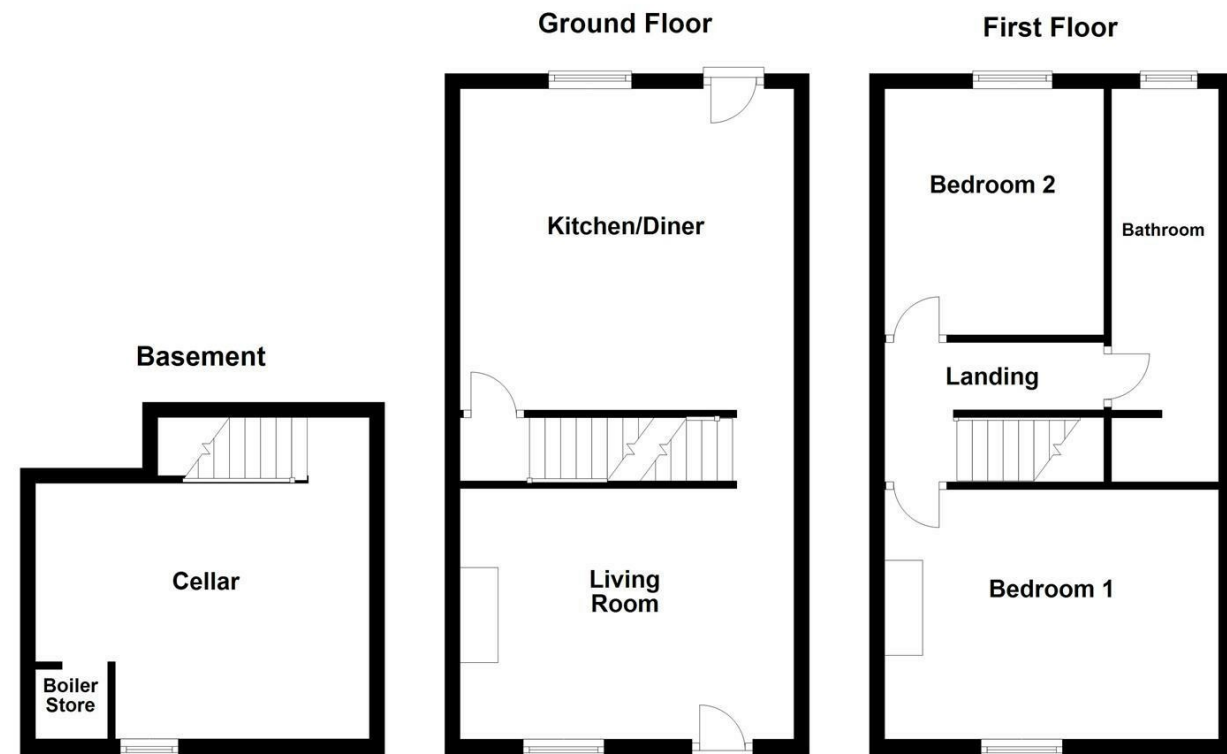
WAKEFIELD  
01924 291 294

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.



**50 Gordon Street, East Ardsley, Wakefield, WF3 2BH**

**For Sale Freehold £145,000**

Situated in East Ardsley is this two bedroom mid terrace property boasting well proportioned accommodation throughout, four piece bathroom and enclosed rear yard.

The property briefly comprises of the living room, hallway and kitchen/diner with access down to the cellar. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front there are stone steps leading to the front door. Whilst to the rear is a low maintenance paved courtyard, fully enclosed by walls and timber fencing with a timber gate to the rear.

The property is well placed to local amenities including shops and schools with local bus routes nearby to and from Wakefield and Leeds, as well as great access to the M1 and M62 motorway networks.

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



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



## ACCOMMODATION

### LIVING ROOM

14'5" x 10'7" [4.41m x 3.25m]

Timber framed front door leading into the living room. Central heating radiator, UPVC double glazed window to the front and an opening into a further hallway.



### HALLWAY

Opening into the kitchen/diner and stairs to the first floor landing.

### KITCHEN/DINER

14'5" x 13'10" [4.4m x 4.24m]

UPVC double glazed window and frosted door to the rear, central heating radiator and door providing access down to the cellar. Range of wall and base unit with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back, integrated oven and four ring electric hob. Space and plumbing for a washing machine.

### CELLAR

10'11" x 14'6" [max] x 9'11" [min] [3.35m x 4.43m [max] x 3.04m [min]]

Frosted stone framed window to the front, central heating radiator, power and light. Ideal combi boiler is housed in here.

### FIRST FLOOR LANDING

Loft access, doors to two bedrooms and the house bathroom.

### BEDROOM ONE

14'5" x 10'10" [4.41m x 3.32m]

UPVC double glazed window to the front and central heating radiator.



### BEDROOM TWO

9'7" x 10'7" [2.93m x 3.25m]

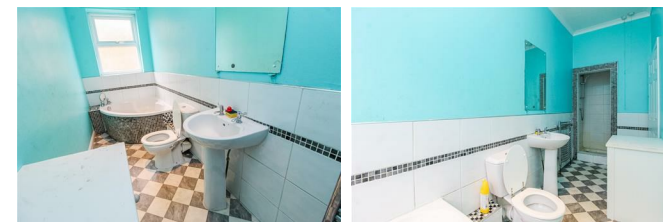
UPVC double glazed window to the rear and central heating radiator.



### BATHROOM/W.C.

4'6" x 17'1" [max] x 13'10" [min] [1.39m x 5.23m [max] x 4.23m [min]]

Chrome ladder style radiator, UPVC double glazed frosted window to the rear, spotlights to the ceiling, coving to the ceiling, low flush w.c., pedestal wash basin, corner bath and separate shower cubicle with shower head attachment.



### OUTSIDE

To the front of the property there is a paved walkway and stone steps leading to the front door.

To the rear is an enclosed courtyard, predominately paved with a timber gate to the rear. Beyond the rear garden is on street parking.



### 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.