



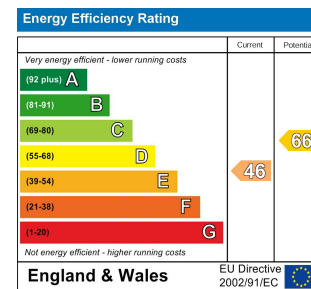
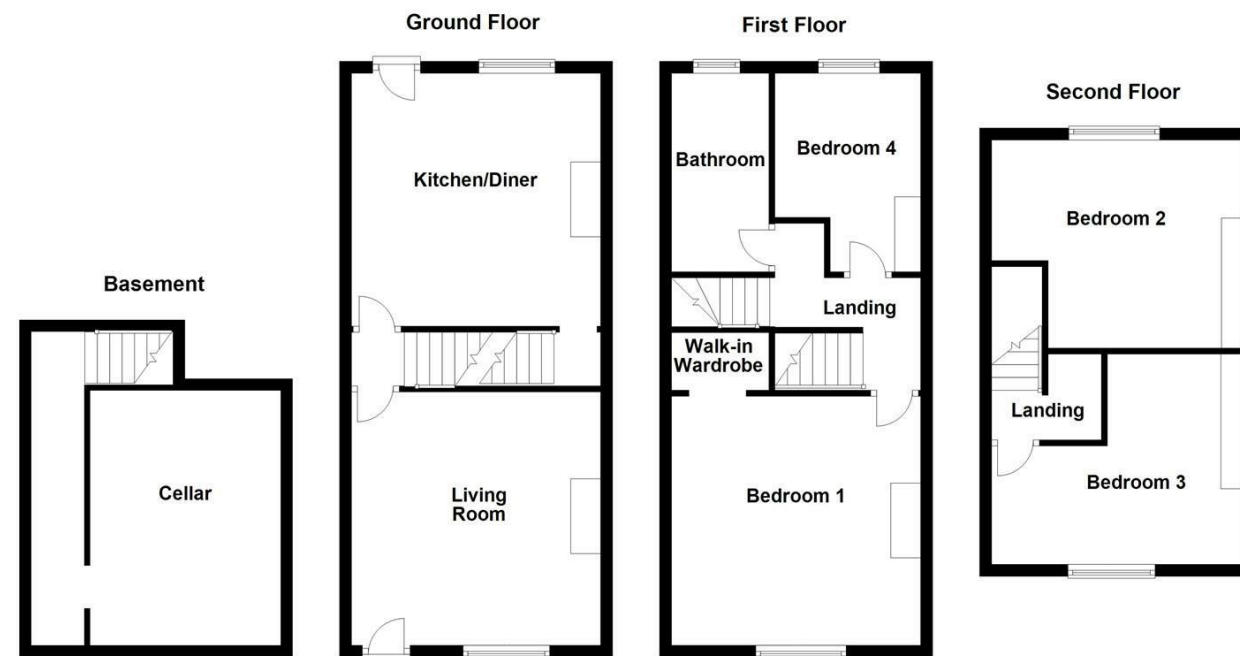
WAKEFIELD
01924 291 294

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.



114 Station Road, Ryhill, Wakefield, WF4 2BZ

For Sale Freehold £160,000

Deceptively spacious from the front is this well presented four bedroom mid terrace property benefitting from CCTV to the front and rear, ample reception space and low maintenance enclosed rear garden.

The property briefly comprises of the living room, further hallway leading to the kitchen with access down to the cellar. The first floor leads to two bedrooms with bedroom one having walk in wardrobe and the house bathroom/w.c. A further set of stairs lead to the second floor landing providing access to two further bedrooms. Outside to the front is a small paved buffer garden with paved steps to the front door. Whilst to the rear is a low maintenance concrete patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.

The property itself is within walking distance to the local amenities and schools located nearby and local bus routes travel to and from Wakefield city centre. The M62/M1 motorway is approximately a fifteen minute drive away perfect for the commuter looking to work or travel further afield.

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



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ACCOMMODATION

LIVING ROOM

13'10" x 13'7" [4.23m x 4.15m]

UPVC double glazed frosted front door leading to the living room. Coving to the ceiling, ceiling rose, dado rail, central heating radiator, UPVC double glazed window to the front and door to the further hallway.



HALLWAY

Coving to the ceiling, stairs to the first floor and door to the kitchen/diner.

KITCHEN/DINER

13'10" (max) x 13'5" (min) x 10'10" [4.23m (max) x 4.11m (min) x 3.32m]

Range of modern wall and base units with wooden work surface over, 1 1/2 ceramic sink and drainer with mixer tap and tiled splash back, four ring gas hob with integrated oven and stainless steel extractor hood. Space for an American style fridge/freezer, space

and plumbing for a washing machine and access to the cellar. UPVC double glazed window and door leading out to the rear, central heating radiator and coving to the ceiling.



FIRST FLOOR LANDING

Coving to the ceiling, further set of stairs leading to the second floor landing and doors to two bedrooms and the house bathroom.

BEDROOM ONE

13'8" x 13'10" [4.18m x 4.22m]

Coving to the ceiling, dado rail, UPVC double glazed window to the front, central heating radiator, fitted wardrobe and access to walk in wardrobe.



BEDROOM FOUR

7'10" x 10'7" (max) x 6'7" (min) [2.39m x 3.23m (max) x 2.01m (min)]

UPVC double glazed window to the rear, central heating radiator and the combi boiler is housed in here.

BATHROOM/W.C.

5'2" x 10'8" [1.6m x 3.27m]

UPVC double glazed frosted window to the rear, coving to the ceiling, central heating radiator, low flush w.c, pedestal wash basin and panelled bath with shower head attachment.



SECOND FLOOR LANDING

Coving to the ceiling and doors to two further bedrooms.

BEDROOM TWO

11'5" x 13'6" (max) x 9'2" (min) [3.48m x 4.12m (max) x 2.81m (min)]

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



BEDROOM THREE

11'5" x 13'8" (max) x 6'1" (min) [3.5m x 4.18m (max) x 1.86m (min)]

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

OUTSIDE

To the front of the property is paved buffer garden and paved steps leading to the front door. To the rear there is a low maintenance concrete paved patio area, perfect for outdoor dining and entertaining and enclosed by walls and timber fencing with a timber gate to the rear.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"I love the rural area, lovely for walks in the summer and around the Ryhill reservoir which is seen from the bedroom windows"

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.