



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



8 Portland Street, Wakefield, WF1 5HE

For Sale Freehold £120,000

Offered for sale with no chain is this deceptively spacious two bedroom mid terrace property benefitting from extended kitchen/diner and off road parking.

The property briefly comprises of the living room, hallway with door down to the cellar and access to the extended kitchen/diner. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the rear there is a paved and pebbled yard providing off street parking with iron gates.

The property is ideally located for all local shops and amenities with Wakefield city centre only a short distance away. For those wishing to travel further afield, Sandal & Agbrigg train station is nearby and main bus routes run to and from Wakefield city centre.

Ideal for the first time buyer, couple or investor and a viewing is highly recommended.



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ACCOMMODATION

LIVING ROOM

12'2" x 11'1" [3.71m x 3.4m]

UPVC front entrance door leading into the living room. Central heating radiator, UPVC double glazed window to the front, gas fireplace with surround and hearth.



HALLWAY

Stairs leading down to the cellar and door to the kitchen.

KITCHEN/DINER

12'1" x 11'2" [3.69m x 3.42m]

Dining area with central heating radiator and UPVC double glazed window to the rear. An opening into the kitchen.



KITCHEN

7'6" x 6'3" [2.29m x 1.92m]

Range of fitted wall and base units, inset sink unit, plumbing for a washing machine and dishwasher with partial tiled splash back. Central heating radiator, UPVC double glazed window and door to the rear.

FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom.

BEDROOM ONE

12'3" [max] x 11'2" [3.74m [max] x 3.41m]

Central heating radiator and two UPVC double glazed windows to the front. Door to upstairs storage cupboard.



BEDROOM TWO

9'0" [max] x 11'4" [2.76m [max] x 3.46m]

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

BATHROOM/W.C.

7'7" x 6'3" [2.32m x 1.92m]

UPVC frosted double glazed window to rear, three piece suite comprising white bath suite, wash hand basin and w.c. Partially tiled wall over the bath.



OUTSIDE

To the rear there is a low maintenance paved and pebbled garden, which could be used for off street parking with iron gates to the rear.



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.