



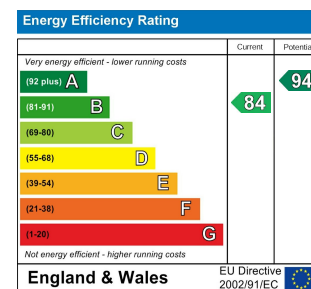
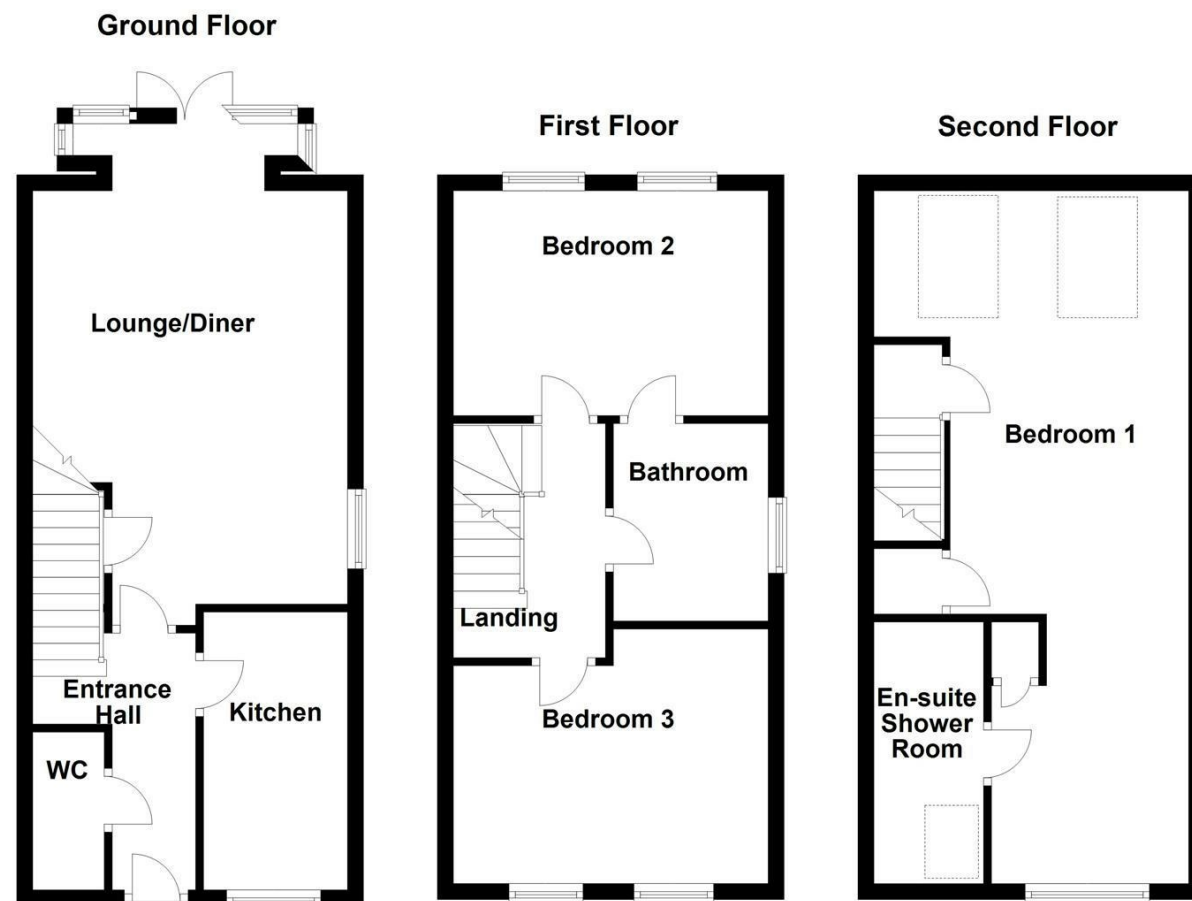
WAKEFIELD
01924 291 294

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.



12, Balne Mill Grove, Wakefield, WF2 0FL

For Sale Freehold £230,000

Situated just a short walk away from Wakefield Westgate train station, is this modern three storey semi detached property, benefitting from driveway parking for two cars, rear garden and three double bedrooms, one of which has an en suite shower room/w.c.

The property briefly comprises of an entrance hall with downstairs w.c., living room and kitchen. To the first floor landing there are two double bedrooms and a family bathroom/w.c. To the second floor is a double bedroom with en suite shower room/w.c. Externally the property has driveway parking to the rear as well as a rear garden and a small easy to maintain front and side garden.

Situated just a short distance away from Westgate train station and Wakefield city centre, this property is ideally located for a professional looking to travel further afield for work, as well as being close to Wakefield city centre for all the shops and amenities it has to offer, including local schools. There's also good bus routes for those looking to travel in and out of Wakefield.

Done to a high standard, this property would make a fantastic first or family home and a viewing is highly recommended.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Gas central heating radiator, access to kitchen, living room and downstairs w.c.

W.C.

29' x 75" [0.86m x 2.27m]

Low flush w.c., wash hand basin with tiled splash back and gas central heating radiator.

LIVING ROOM

16'3" x 13'4" [4.97m x 4.07m]

UPVC double glazed window to the side elevation, UPVC double glazed French doors to the rear elevation with floor to ceiling UPVC double glazed windows to either side. Two gas central heating radiators, built in storage cupboard under the stairs for extra storage.

KITCHEN

12'9" x 6'1" [3.89m x 1.87m]

UPVC double glazed window to the front elevation and gas central heating radiator. Modern fitted kitchen with an array of wall and base units for storage with laminate work tops and space for washing machine, dishwasher and fridge/freezer. Built in gas hob and cooker hood with integrated oven. Partially tiled splash back along one side with wood effect vinyl flooring.



FIRST FLOOR LANDING

Access to two bedrooms and family bathroom/w.c., gas central heating radiator and stairs leading to the second floor.

BEDROOM TWO

9'8" x 13'5" [2.97m x 4.09m]

Two UPVC double glazed windows to the rear elevation, gas central heating radiator, skirting board and carpeting. Door leading to family bathroom/w.c.



BEDROOM THREE

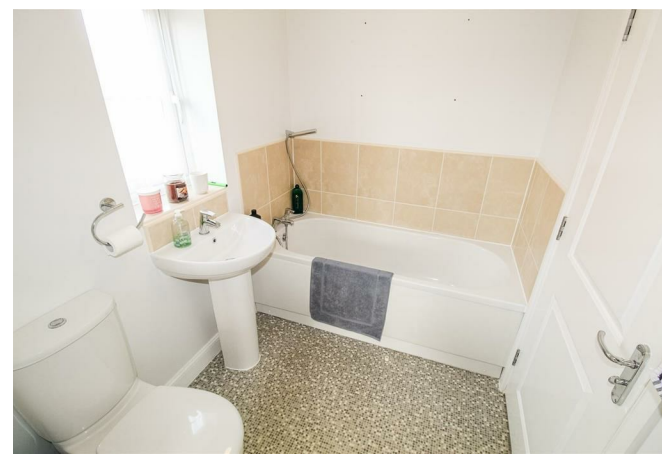
11'4" x 13'4" [3.46m x 4.07m]

Two UPVC double glazed windows to the front elevation, gas central heating radiator, skirting board and carpeting.

BATHROOM/W.C.

7'0" x 5'4" [2.15m x 1.64m]

UPVC double glazed frosted window to the side elevation. Three piece suite comprising hand held shower over the bath, wash hand basin with mixer tap and low flush w.c. Extractor fan to the side wall, gas central heating radiator and partially tiled over the bath.



SECOND FLOOR LANDING

Access to bedroom one and gas central heating radiator.

BEDROOM ONE

28'4" x 13'6" [8.66m x 4.13m]

UPVC double glazed window to the front elevation, two Velux windows to the rear elevation, two gas central heating radiators, built in storage cupboard, skirting board and carpeting. Door leading to the en suite shower room/w.c. and second storage cupboard which houses the water tank and shelving units above. There are also separate heating system controls to the rest of the house so you can keep a cooler or warmer bedroom as you prefer.



EN SUITE SHOWER ROOM/W.C.

4'7" x 10'5" [1.40m x 3.19m]

Velux window to the front elevation, shower cubicle with wall mounted shower, fully tiled over the shower, wash hand basin with mixer tap, low flush w.c., gas central heating radiator and extractor fan to the ceiling. Fitted shelving unit and mirrored wall cabinet for extra storage.



OUTSIDE

To the rear of the property, there is a flagged seating area, as well as an easy to maintain lawn with a bush and tree border to one side with a gated entry to the rear

leading out to rear driveway parking with ample space for two cars. There's also a garden area to the side which is pebbled with a bush and tree border.



COUNCIL TAX BAND

The council tax band for this property is C.

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.