



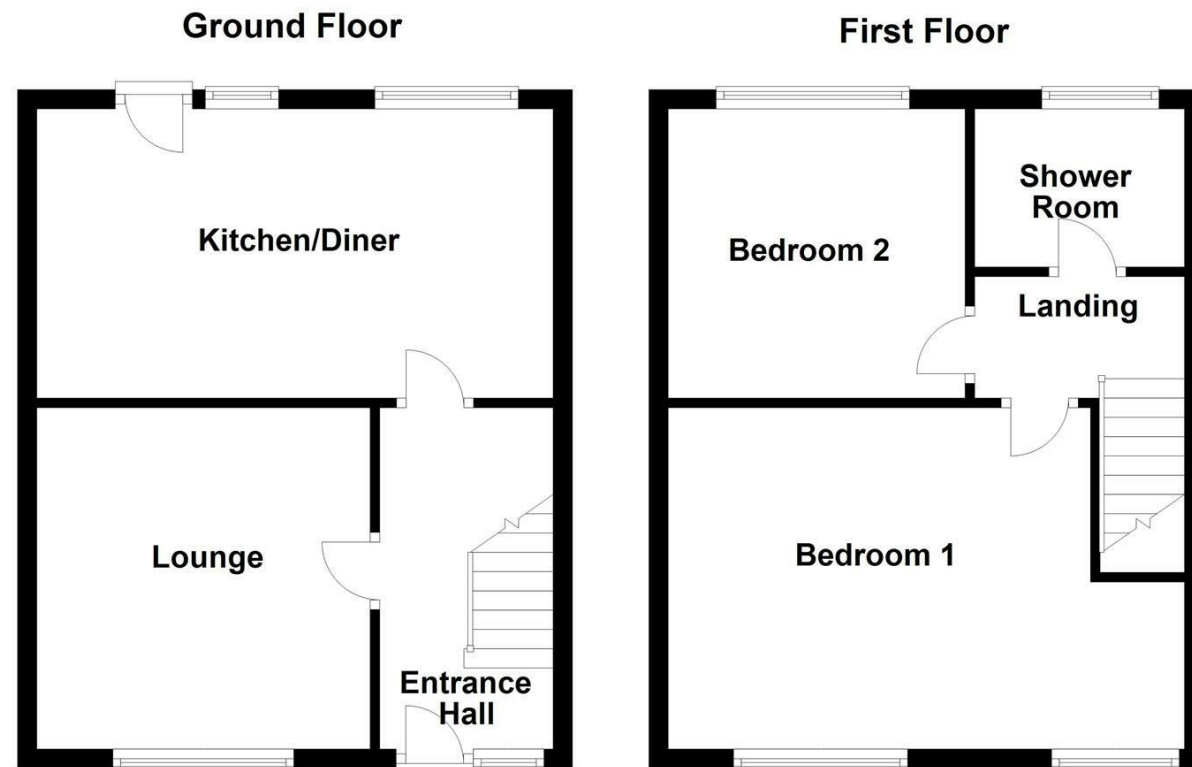
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



44 Soho Grove, Wakefield, WF2 9PA

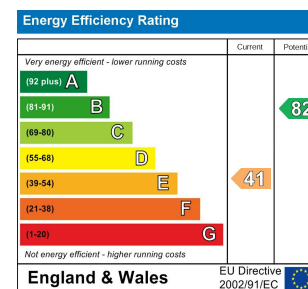
For Sale Freehold £125,000

Well maintained throughout is this two double bedroom end town house having electric storage heaters and UPVC double glazing throughout.

The property fully comprises of entrance hall, lounge and kitchen/diner. Stairs to the first floor lead to two double bedrooms and house shower room/w.c. Outside there is a low maintenance pebbled garden to the front and low maintenance flagged garden to the rear with brick built outhouse for storage.

The property enjoys a tucked away position from the main road and is well placed to local amenities including shops and schools with local bus routes nearby.

Offered for sale with no chain and vacant possession, an ideal home for the first time buyer, couple or family looking to gain access onto the property market.



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.

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



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed frosted window to the side, wall mounted storage heater, stairs to the first floor landing and doors into the lounge and kitchen/diner.

LOUNGE

11'3" x 11'7" [3.45m x 3.55m]

Two wall mounted storage heaters and UPVC double glazed window to the front.



KITCHEN/DINER

9'8" x 17'8" [2.96m x 5.40m]

Range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring electric hob, space for a fridge and freezer. Plumbing for a washing machine, wall mounted storage heater and tiled effect floor. Coving to the ceiling, UPVC double glazed window to the rear with UPVC double glazed door and window to the side.



FIRST FLOOR LANDING

Airing cupboard, loft access and doors to two bedrooms and the shower room.

BEDROOM ONE

9'6" x 12'9" [min] x 15'11" [max] up to wardrobes [2.92m x 3.91m [min] x 4.86m [max] up to wardrobes]

UPVC double glazed windows to the front, fitted wardrobes to two sides of the wall, coving to the ceiling and wall mounted storage heater.



BEDROOM TWO

10'2" x 12'7" [3.12m x 3.86m]

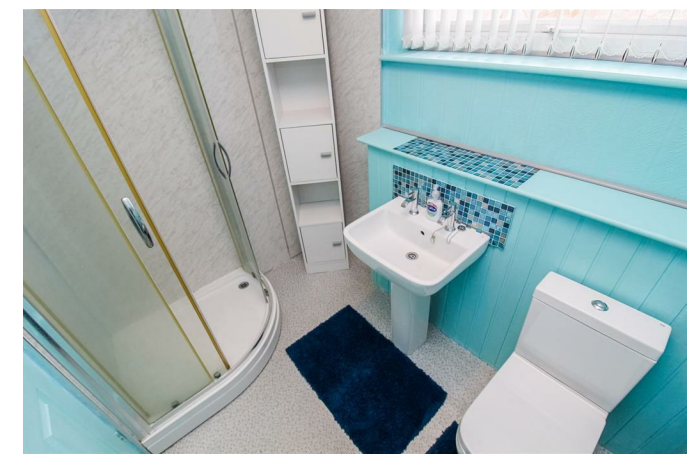
UPVC double glazed window to the rear, wall mounted storage heater and door to storage cupboard.



SHOWER ROOM/W.C.

5'6" x 7'4" [1.70m x 2.25m]

Shower cubicle with electric shower, low flush w.c., pedestal wash basin, UPVC double glazed frosted window to the rear and heated chrome towel radiator.



OUTSIDE

To the front there is a low maintenance pebbled garden with plants and shrubs bordering. A low maintenance flagged garden to the rear with greenhouse and brick built outhouse for storage.



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.