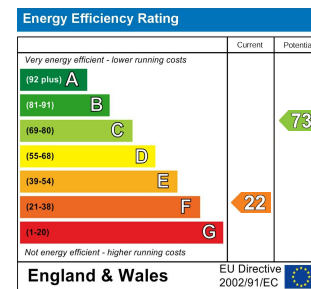
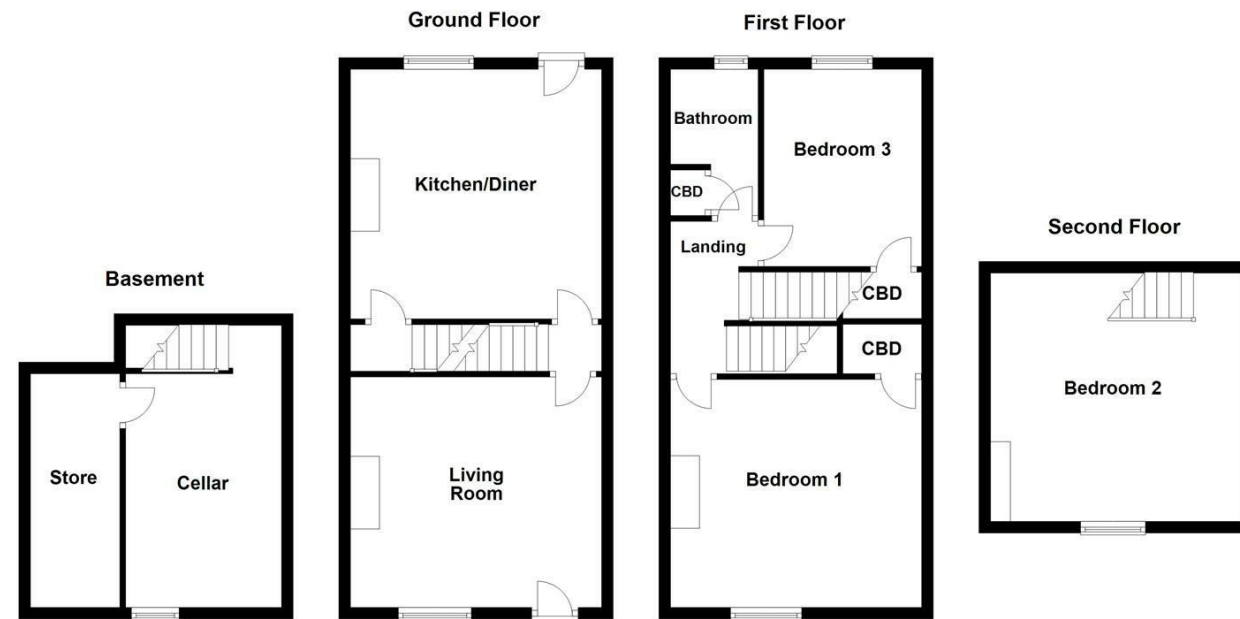




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**01924 899 870** | **01977 798 844**



**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.



### 30 Daisy Vale Terrace, Thorpe, Wakefield, WF3 3DS

**For Sale Freehold £150,000**

Well proportioned throughout is three bedroom mid terrace property with accommodation spanning over three floors in need a programme of refurbishment with plenty of potential.

The property briefly comprises of the living room, hallway leading to the kitchen/diner with access down to the cellar with further store room. The first floor landing leads to two bedrooms and the house bathroom/w.c. with a further set of stairs leading to bedroom one located on the second floor. Outside to the front the garden is laid to lawn and to the rear is concrete courtyard, perfect for outdoor dining and entertaining, fully enclosed by walls with a timber gate to the rear. Beyond the rear garden there is a further garden, laid to lawn with mature trees.

The property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

In need of updating throughout, however offering much potential, an ideal home for the first time buyer, working couple or family looking to gain access onto the property market.





#### ACCOMMODATION

##### LIVING ROOM

13'0" x 14'2" [max] x 12'11" [min] [3.97m x 4.32m [max] x 3.94m [min]]  
UPVC double glazed frosted entrance door leading into the living room. UPVC double glazed window to the front, door a further hallway, coving to the ceiling and electric fireplace with laminate hearth and wooden mantle.

##### HALLWAY

Stairs to the first floor landing and door to the kitchen/diner.

##### KITCHEN/DINER

14'6" x 14'6" [max] x 12'6" [min] [4.42m x 4.42m [max] x 3.82m [min]]  
Coving to the ceiling, dado rail, door down to the cellar and electric storage heater. UPVC double glazed window and door to the rear. Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a cooker, space and plumbing for a washing machine and space for a fridge/freezer.



##### STORE

13'0" x 5'0" [3.97m x 1.54m]

##### CELLAR

8'9" x 13'0" [2.68m x 3.97m]

Light and power, UPVC double glazed window to the front and door to the store.

##### FIRST FLOOR LANDING

Access to the second floor and doors leading to two bedrooms and the house bathroom.

##### BEDROOM ONE

13'0" x 14'2" [max] x 12'11" [min] [3.97m x 4.32m [max] x 3.96m [min]]

UPVC double glazed window to the front, coving to the ceiling and access to a storage cupboard.



##### BEDROOM THREE

11'1" x 8'11" [3.4m x 2.73m]

UPVC double glazed window to the rear and access to a storage cupboard.



##### BATHROOM/W.C.

8'3" x 4'11" [max] x 2'8" [min] [2.53m x 1.51m [max] x 0.82m [min]]  
UPVC double glazed frosted window to the rear, access to a storage cupboard, low flush w.c., wall mounted wash basin and panelled bath with electric shower head attachment.



##### SECOND FLOOR LANDING

Access to bedroom two.

##### BEDROOM TWO

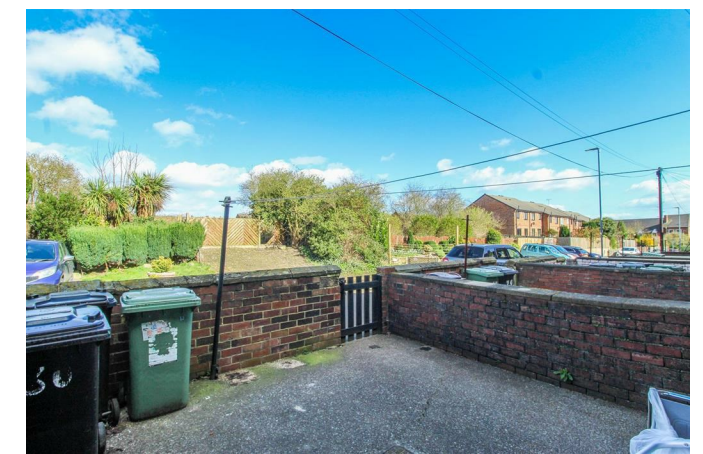
14'0" x 14'2" [max] x 4'9" [min] [4.28m x 4.33m [max] x 1.47m [min]]

UPVC double glazed window to the front.



##### OUTSIDE

To the front of the property the garden is laid to lawn and to the rear there is a concrete courtyard, fully enclosed by walls with a timber gate to the rear. Beyond the garden there is a separate lawned area with mature conifer trees.



##### 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.