



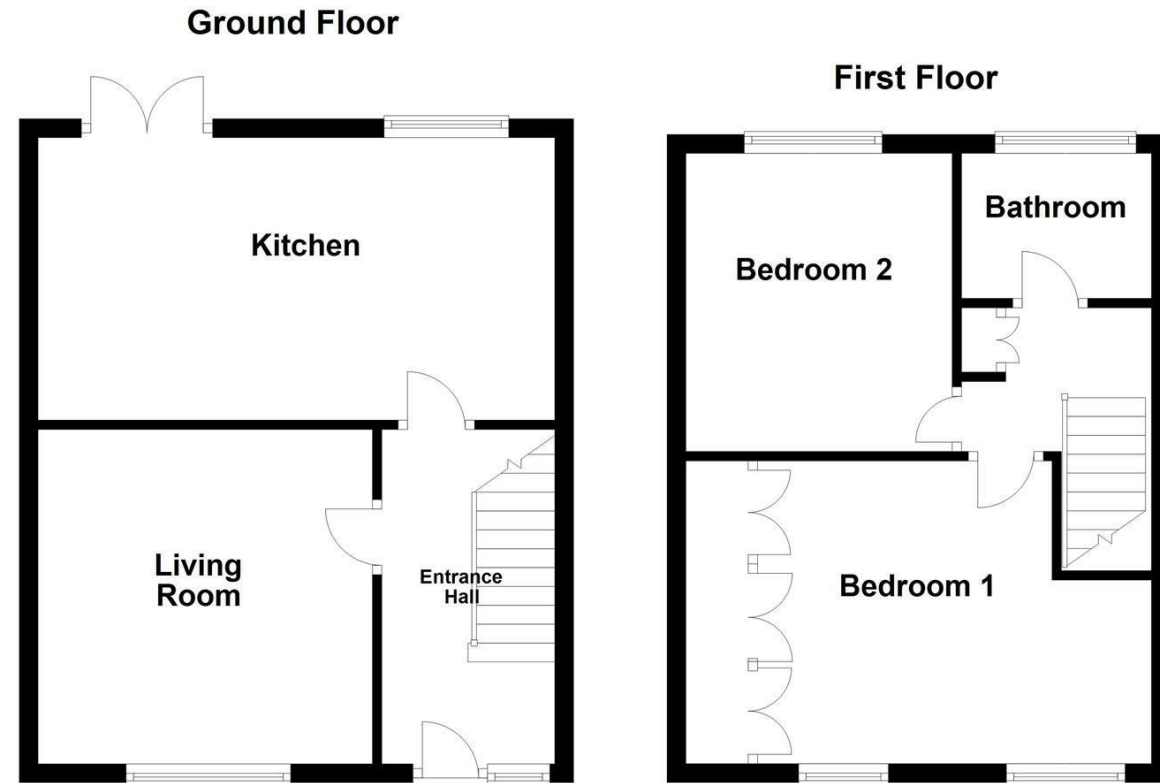
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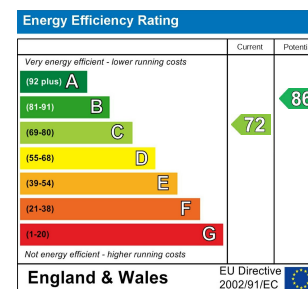
## 54 Esther Grove, Lupset, Wakefield, WF2 8EY

For Sale Freehold £160,000

Offered for sale is this immaculately presented two bedroom end town house situated in a sought after area of Wakefield. The property boasts front and back gardens, the back being landscaped, private and offering off street parking. A modern and spacious fitted kitchen, as well as two double bedrooms.

The property briefly comprises, entrance hall with living room, kitchen diner with french doors leading to a levelled and landscaped garden, two double bedrooms boasting storage and a house bathroom.

Conveniently situated, this townhouse offers easy access to a host of amenities, ensuring a lifestyle of comfort and convenience. From shopping centres and restaurants to recreational facilities and healthcare services, everything you need is just few minutes walk or drive away.



### 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



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## ACCOMMODATION

### ENTRANCE HALL

8'4" x 6'0" [2.56m x 1.84m]

UPVC composite door, UPVC double glazed window to the front aspect of the property, Stairs leading to first floor landing, door to left into the living area and a door ahead leading into modern fitted kitchen.

### LIVING ROOM

11'8" x 11'8" [3.57m x 3.56m]

UPVC double glazed window to the front aspect and gas central heating radiator



### KITCHEN

17'10" x 9'10" [5.45m x 3.01m]

Modern fitted wall and base units, integral fridge freezer, integral oven and four ring gas hob extractor head over, tiled splashback and laminate work surface over, french doors leading into a landscaped and levelled rear garden.



### FIRST FLOOR LANDING

Four doors leading to house bathroom, two bedrooms and a storage cupboard.

### BEDROOM ONE

10'7" x 13'9" [3.23m x 4.20m]

Gas central heating radiator, UPVC double glazed window to the front aspect.



### BEDROOM TWO

10'5" x 9'3" [3.18m x 2.84m]

Gas central heating radiator, UPVC double glazed window to the rear aspect.



### BATHROOM/W.C.

Modern fitted white three piece suite, low flush WC pedestal sink basin, panel bath with shower attachment, fully tiled walls gas central heating radiator, UPVC double glazed window to the rear aspect.



### OUTSIDE

To the front of the property we have a well maintained and laid to lawn garden with a paved path leading to the doorway. To the rear of the garden we have a decked patio area perfect for seating and entertaining, we have a further levelled and landscaped garden providing further seating area and off street parking

### 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.