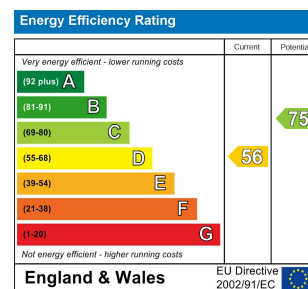




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



31 Princess Street, Outwood, Wakefield, WF1 2PJ
For Sale Freehold £140,000

Well appointed throughout is this deceptively spacious two bedroom mature mid terrace property offered to the market with no chain and vacant possession and benefitting from UPVC double glazing and gas central heating.

The property fully comprises of lounge, inner hallway leading to the dining room and modern kitchen. Stairs to the first floor lead to two bedrooms and modern house bathroom/w.c. Outside, off street parking to the front and low maintenance garden to the rear.

The property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to Outwood train station and motorway links for those looking to commute further afield.

An ideal opportunity for the first time buyer, couple or investor looking to gain access onto the property market and an early viewing comes highly recommended.



ACCOMMODATION

LOUNGE

12'7" x 11'9" [3.85m x 3.60m]

UPVC entrance door, gas fired with tiled back, hearth and modern surround. UPVC double glazed window to the front, radiator and cornice into ceiling. Door to inner hallway.



INNER HALLWAY

Stairs to the first floor landing and door into the separate dining room.

DINING ROOM

12'2" x 11'10" [3.73m x 3.62m]

Door to understairs cloaks, radiator, space for fridge and freezer, coving to the ceiling, UPVC double glazed window to the rear and space for feature fire with exposed brick. Door to modern fitted kitchen.



KITCHEN

11'2" x 4'10" [3.42m x 1.48m]

Work surface over base units incorporating stainless steel sink and drainer, plumbing for a washing machine, integrated oven and grill with four ring gas hob and filter hood above. UPVC double glazed

window and door to the side. Breakfast bar area, tiled splash backs, fully tiled floor, radiator and the boiler is housed in here.

FIRST FLOOR LANDING

Doors to two bedrooms and the bathroom. Loft access with drop down ladder.

BEDROOM ONE

11'10" x 12'8" [3.61m x 3.86m]

UPVC double glazed window to the front and radiator.



BEDROOM TWO

5'11" x 12'2" [min] x 13'10" [max] plus walk in ar [1.82m x 3.72m [min] x 4.22m [max] plus walk in are]

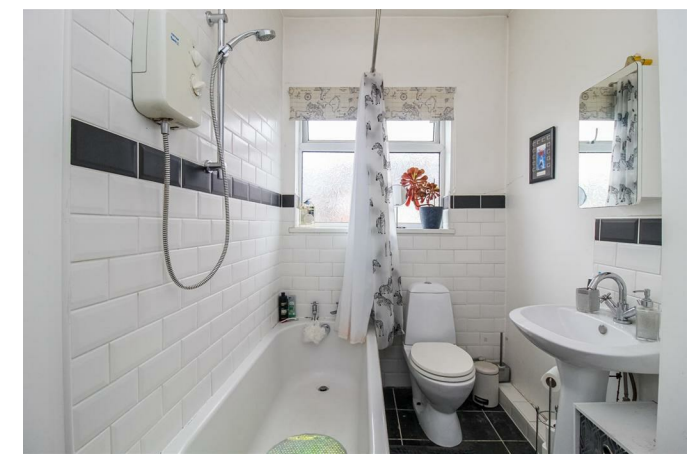
UPVC double glazed window to the rear and radiator.



BATHROOM/W.C.

8'11" x 4'4" [min] x 5'6" [max] [2.72m x 1.34m [min] x 1.70m [max]]

Low flush w.c., pedestal wash basin, panelled bath with electric shower over, part tiled walls, fully tiled floor, UPVC double glazed frosted window to the rear and heated chrome towel radiator.



OUTSIDE

To the front is on street parking and low maintenance garden to the rear 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.