



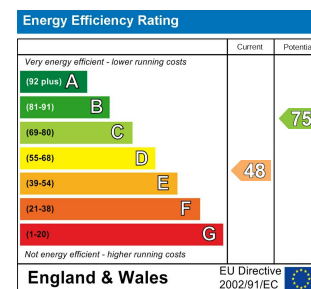
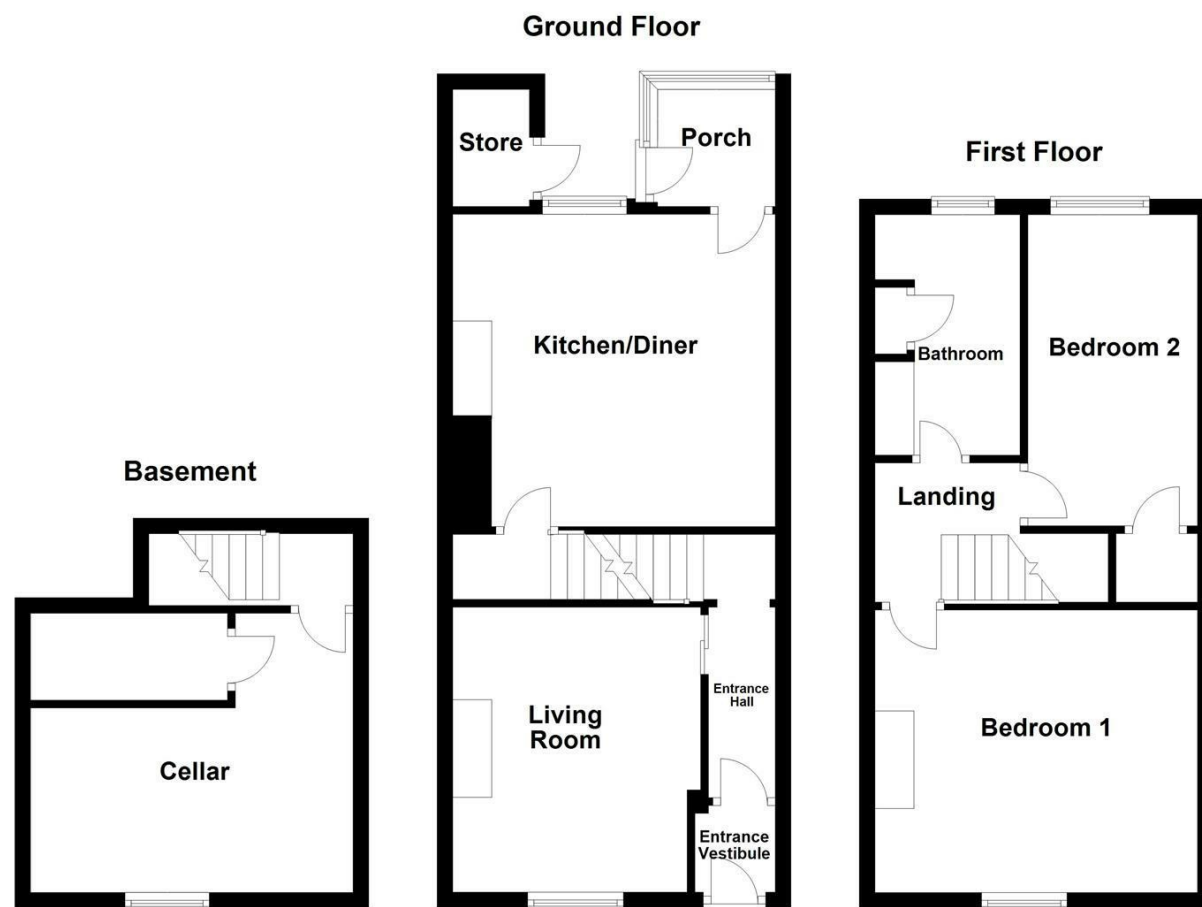
WAKEFIELD  
01924 291 294

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01924 260 022

NORMANTON  
01924 899 870

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**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.



**356 Leeds Road, Wakefield, WF1 2JA**

**For Sale Freehold Offers Over £180,000**

Situated in Newton Hill is this superbly presented and recently decorated two bedroom end terrace property benefitting from well proportioned accommodation, ample off road private parking for up to four vehicles and front and rear gardens.

Ready to move into, the property, which incorporates newly laid carpets briefly comprises of the entrance vestibule, entrance hall, living room and kitchen/diner with access down to the cellar and rear porch. The first floor landing leads to two bedrooms and the house bathroom/w.c. The property boasts an Envirovent Condensation Unit (fitted in the loft) which extracts any condensation through the bathroom extractor. Outside to the front there is an iron gate providing access to the small buffer garden with pathway leading to the front door. To the side of the property is a concrete and tarmac driveway providing off road private parking for four vehicles. To the rear there is a tiered garden with the lower tier comprising of a paved patio area, perfect for outdoor dining and entertaining with the upper tiers being lawned with a soil bed border incorporating a brick built outbuilding and substantial timber store/shed, fully enclosed by timber fencing.

The property is ideally located for all local shops and amenities including schools with Pinderfields Hospital and Wakefield city centre being only a short distance away. For those looking to travel further afield for work, Outwood train station is nearby.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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## ACCOMMODATION

### ENTRANCE VESTIBULE

UPVC double glazed entrance door and further door to the entrance hall.

### ENTRANCE HALL

Sliding door to the living room, door to the kitchen/breakfast, central heating radiator, coving to the ceiling and stairs to the first floor landing.

### LIVING ROOM

10'5" x 12'0" [min] x 3'2" [min] [3.19m x 3.68m [min] x 0.98m [min]]  
UPVC double glazed window to the front, coving to the ceiling, central heating radiator and electric fireplace with laminate hearth, surround and wooden mantle.

### KITCHEN/DINER

12'2" x 13'1" [max] x 4'3" [min] [3.71m x 4.0m [max] x 1.3m [min]]  
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Integrated four ring gas hob, integrated oven and space and plumbing for a washing machine. Dado rail, coving to the ceiling, central heating radiator, UPVC double glazed window and door to the rear porch and door providing access down to the cellar.



### CELLAR

12'0" x 13'9" [max] x 5'6" [min] [3.68m x 4.21m [max] x 1.7m [min]]  
Light, further store room and single pane timber framed window to the front.

### REAR PORCH

4'10" x 4'11" [1.49m x 1.5m]  
Surrounded by UPVC double glazed windows with UPVC door to the rear garden. Laminate work surface which makes it ideal to be used as a utility if required.

### FIRST FLOOR LANDING

Doors leading to two bedrooms and the house bathroom.

### BEDROOM ONE

13'10" x 12'2" [max] x 3'2" [4.23m x 3.71m [max] x 0.98m]  
Decorative cast iron fireplace, UPVC double glazed window to the front and central heating radiator.



### BEDROOM TWO

7'4" x 13'1" [2.26m x 4.01m]

UPVC double glazed window to the rear, central heating radiator and access to an upstairs storage cupboard.



### BATHROOM/W.C.

10'1" x 6'0" [max] x 4'8" [min] [3.09m x 1.85m [max] x 1.44m [min]]  
Access to a storage cupboard, UPVC double glazed frosted window to the rear, extractor fan, central heating radiator, low flush w.c., pedestal wash basin, panelled bath with shower head attachment and glass shower screen.



### OUTSIDE

To the front of the property there is a buffer garden which is mainly pebbled with planted features surrounding by walls with

an iron gate providing access onto a concrete pathway leading to the front door. To the side of the property is a concrete and tarmac driveway providing off road private parking for four vehicles with a right of access for the neighbours (by foot). To the rear is a tiered garden with the lower tier there is a paved patio area, perfect for outdoor dining and entertaining and the upper tiers laid to lawn with soil bed borders incorporating brick built outbuilding and substantial timber built store/shed, fully enclosed by timber fencing.



### 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.