



WAKEFIELD  
01924 291 294

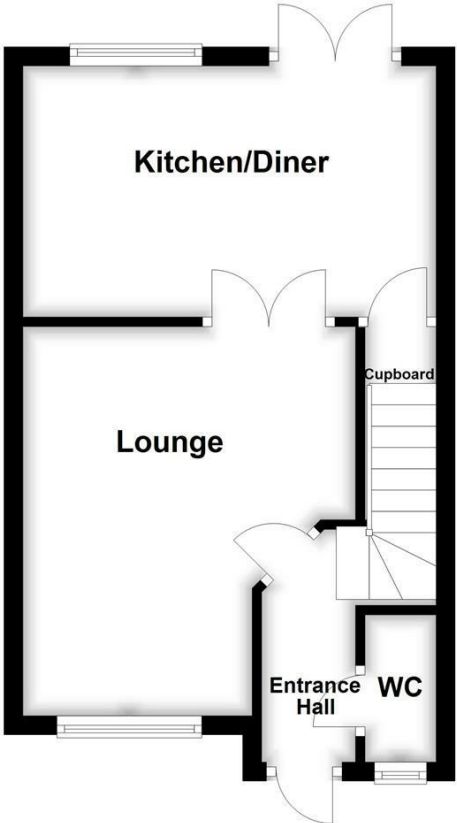
OSSETT  
01924 266 555

HORBURY  
01924 260 022

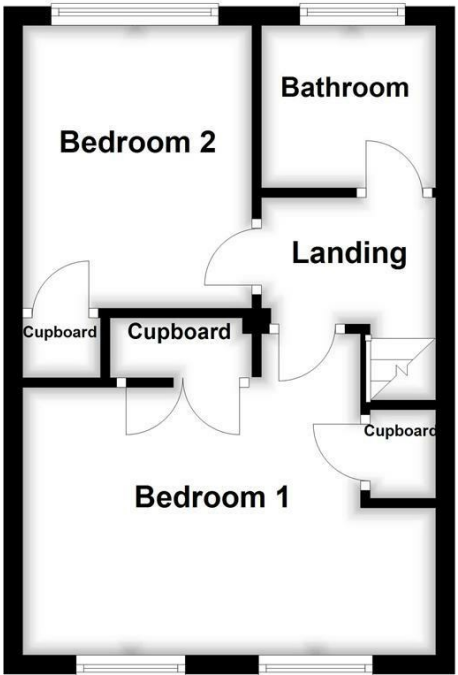
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

**Ground Floor**



**First Floor**

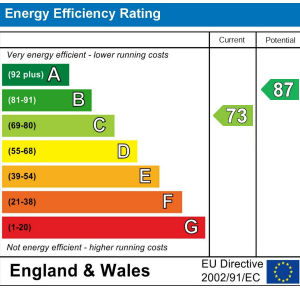


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

**37 Mill Chase Road, Wakefield, WF2 9SL**  
**For Sale Freehold Offers In The Region Of £165,000**

Situated in this popular part of Wakefield is this two double bedroom end town house benefitting from UPVC double glazing and gas central heating.

The property comprises of entrance hall, downstairs w.c., lounge and kitchen/diner. Stairs to the first floor lead to two double bedrooms and main house bathroom/w.c. Outside, lawned garden to the front and good sized lawned garden to the rear with off street parking for two vehicles.

The property is well placed to local amenities including shops and schools with local bus routes nearby and good access to Wakefield city centre and Wakefield Westgate train station for those looking to commute further afield.

An ideal home for the first time buyer, couple or family looking to gain access onto the property market and a viewing comes highly recommended.





#### ACCOMMODATION

##### ENTRANCE HALL

Radiator, stairs to the first floor landing and doors to the lounge and w.c.

##### DOWNSTAIRS W.C.

Low flush w.c., wash basin, tiled splash back, radiator and UPVC double glazed frosted window to the front.

##### LOUNGE

11'1" [max] x 13'6" [max] [3.40m [max] x 4.14m [max]]  
UPVC double glazed window to the front, two radiators and French doors into the kitchen/diner.



##### KITCHEN/DINER

9'4" x 14'2" [2.87m x 4.34m]

Range of wall and base units with work surface over incorporating sink and drainer with mixer taps, integrated washing machine, integrated dryer, integrated fridge and freezer. Integrated oven and grill, four ring gas hob, UPVC double glazed French doors to the rear. Drawers down the base units, tiled effect floor, radiator, door to understairs cloaks storage and the boiler is housed here.



##### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access and doors to two bedrooms and the bathroom.

##### BATHROOM/W.C.

5'6" x 6'3" [1.70m x 1.93m]

Low flush w.c., pedestal wash basin, radiator, UPVC double glazed frosted window to the rear, recess ceiling spotlights and panelled bath with mixer shower.



##### BEDROOM ONE

11'10" x 10'11" [min] x 14'4" [max] [3.61m x 3.34m [min] x 4.39m [max]]

UPVC double glazed windows to the front, radiator and door to airing cupboard. Double doors to built in wardrobe.



##### BEDROOM TWO

7'7" x 10'4" [2.33m x 3.17m]

Door to storage cupboard, UPVC double glazed window to the rear and radiator.



##### OUTSIDE

To the front is a lawned garden with plants and shrubs. Larger than average lawned garden to the rear and off street parking to the rear for two vehicles.



##### COUNCIL TAX BAND

The council tax band for this property is B.

##### 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.