



WAKEFIELD
01924 291 294

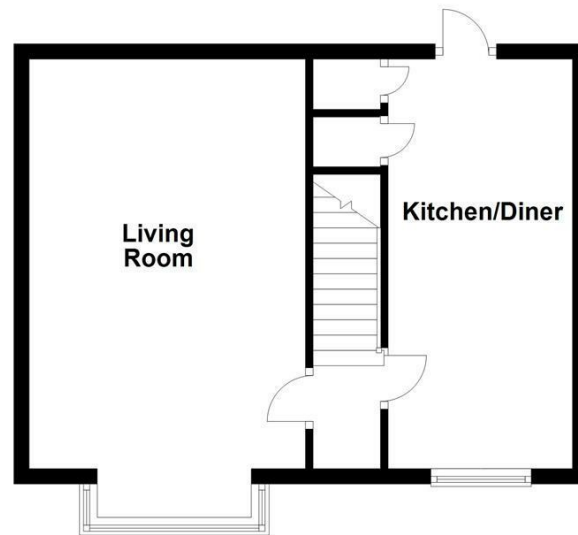
OSSETT
01924 266 555

HORBURY
01924 260 022

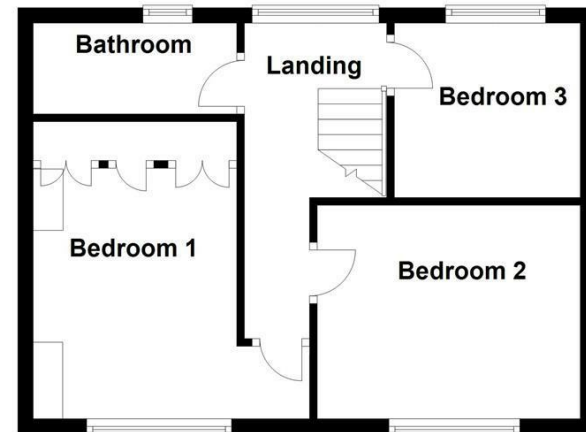
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



14 Milton Crescent, Wakefield, WF2 8AE

For Sale Freehold £170,000

A fantastic opportunity to purchase this well presented three bedroom semi detached property offered to the market with no chain and situated in a sought after area benefitting from off road parking for three/four vehicles and larger than average rear garden.

The property briefly comprises of the entrance hall, kitchen/diner and living room. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside there are lawned gardens to the front and rear with a shared driveway providing ample off road parking leading to the single detached garage.

The property is well placed to local amenities including shops and schools with local bus routes nearby. Ideal for the first time buyer, couple or family and a viewing is essential.

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

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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ACCOMMODATION

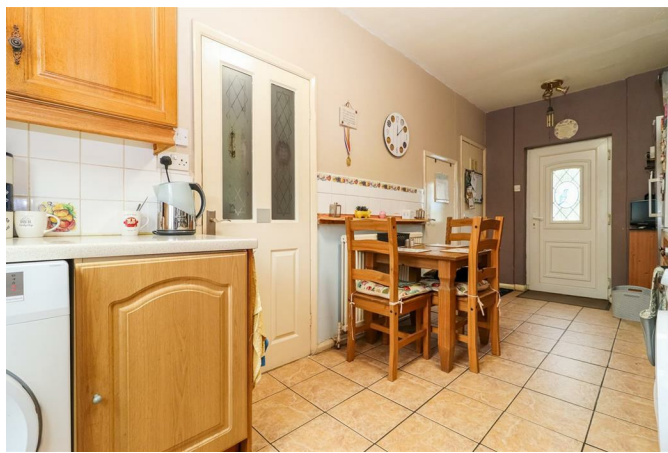
ENTRANCE HALL

Entrance door, central heating radiator, stairs to the first floor landing and doors leading to the living room and kitchen/diner.

KITCHEN/DINER

17'5" x 7'10" [5.33m x 2.41m]

Range of fitted shaker style wall and base units with laminate work surface over and tiled splash back. Space and plumbing for a dryer, freestanding washing machine and fridge/freezer. Central heating radiator, UPVC door to the rear garden, two doors to the downstairs storage cupboard, UPVC double glazed window to the front.



LIVING ROOM

11'10" x 17'6" [3.61m x 5.34m]

Central heating radiator, UPVC double glazed bay window to the front and feature gas fireplace with marble hearth and wooden surround.



FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom. UPVC double glazed window to the rear.

BEDROOM ONE

8'10" x 10'8" [2.71m x 3.26m]

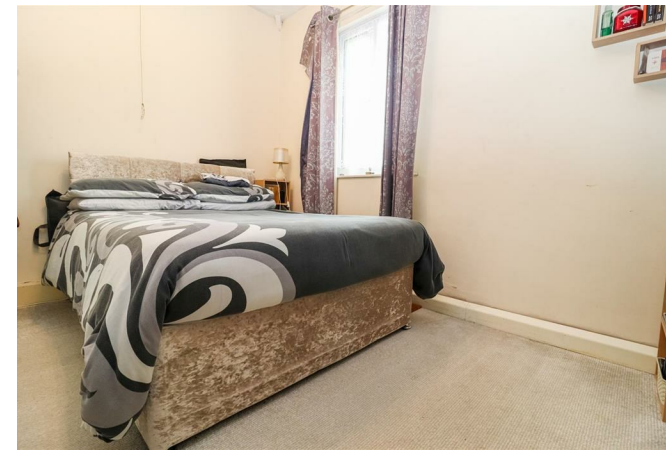
Central heating radiator, UPVC double glazed window to the front aspect, built in wardrobes to three sides and built in dressing table.



BEDROOM TWO

9'1" x 11'3" [2.78m x 3.44m]

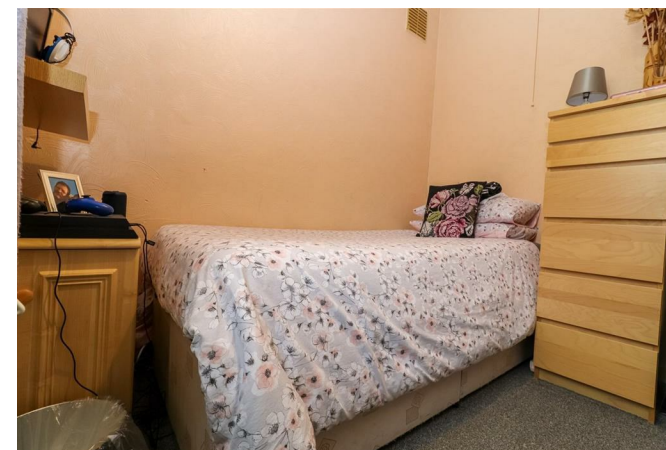
Central heating radiator and UPVC double glazed window to the front aspect.



BEDROOM THREE

7'11" x 6'10" [2.42m x 2.1m]

Central heating radiator and UPVC double glazed window to the rear aspect.



BATHROOM/W.C.

4'4" x 7'5" [1.33m x 2.27m]

Fitted white three piece suite comprising low flush w.c., sink basin with vanity unit and panelled bath with mixer

shower over. UPVC double glazed frosted window to the rear, partially tiled walls, central heating radiator, ladder style radiator, tiled floor and extractor fan.



OUTSIDE

To the front is a lawned garden with a shared driveway providing off road parking for three/four cars leading to the single detached garage. To the rear is a larger than average rear garden, mainly laid to lawn with pathway leading to a paved patio area behind the garage, perfect for outdoor dining and entertaining, 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.