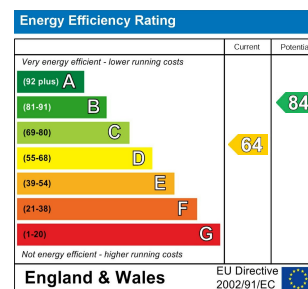




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



322 Leeds Road, Wakefield, WF1 2HY

For Sale Freehold Guide Price £180,000 - £190,000

Situated in Newton Hill is this three bedroom mid terrace property benefitting from well proportioned accommodation including two reception rooms and an enclosed rear garden.

The property briefly comprises of the entrance porch leading into the entrance hall, living room, dining room and kitchen/breakfast room. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside, the property is accessed from the front via a timber gate onto a small slate buffer garden with a concrete pathway to the front door. There is a low maintenance enclosed block paved rear garden with pebbled areas and enclosed by walls with a rear timber gate.

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.



ACCOMMODATION

ENTRANCE PORCH

UPVC double glazed front entrance door, coving to the ceiling, dado rail, picture rail and timber framed door into the entrance hall.

ENTRANCE HALL

Coving to the ceiling, picture rail, dado rail, stairs to the first floor landing with several understairs storage cupboards, central heating radiator and doors to the living room, dining room and kitchen/breakfast room.

LIVING ROOM

12'2" x 14'11" [max] x 4'10" [3.71m x 4.56m [max] x 1.49m]

Coving to the ceiling, ceiling rose, UPVC double glazed window to the front, central heating radiator and fireplace with space for an electric fire with tiled hearth and surround.



DINING ROOM

9'3" x 16'0" [max] x 5'3" [min] [2.82m x 4.88m [max] x 1.62m [min]]

UPVC double glazed window to the rear, dado rail, picture rail, central heating radiator, coving to the ceiling and fireplace with space for an electric fire with tiled hearth and surround.

KITCHEN/BREAKFAST ROOM

18'7" x 8'9" [max] x 7'0" [min] [5.68m x 2.67m [max] x 2.15m [min]]

Range of modern wall and base units with laminate work surface over, 1 1/2 ceramic sink and drainer with mixer tap, space and plumbing for a gas cooker with partial splash back and stainless steel extractor hood above. Integrated dishwasher, space and plumbing for an American style fridge/freezer, UPVC double glazed windows to the side and rear with UPVC rear door. Coving to the ceiling, central heating radiator and the boiler is housed in here.



FIRST FLOOR LANDING

Central heating radiator, loft access and doors to three bedrooms and the house bathroom. Single paned timber framed window to bedroom one.

BEDROOM ONE

14'11" x 15'7" [max] x 14'4" [min] [4.56m x 4.75m [max] x 4.39m [min]]

UPVC double glazed windows to the front, central heating radiator and a range of fitted wardrobes and storage units.



BEDROOM TWO

9'4" x 15'11" [max] x 6'0" [2.86m x 4.86m [max] x 1.84m]

UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

8'9" x 12'4" [max] x 3'9" [min] [2.69m x 3.78m [max] x 1.15m [min]]

UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

8'0" x 5'10" [2.46m x 1.8m]

UPVC double glazed frosted window to the rear, low flush w.c., pedestal wash basin, panelled bath with electric shower head attachment, partially tiled, central heating radiator and fitted storage cupboards.



OUTSIDE

To the front is a timber gate accessing the small slate buffer garden with planted features and concrete pathway to the front door. To the rear is a low maintenance paved patio garden incorporating paved areas, space for a garden shed and fully enclosed by walls with a timber gate to the rear.



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.