



WAKEFIELD
01924 291 294

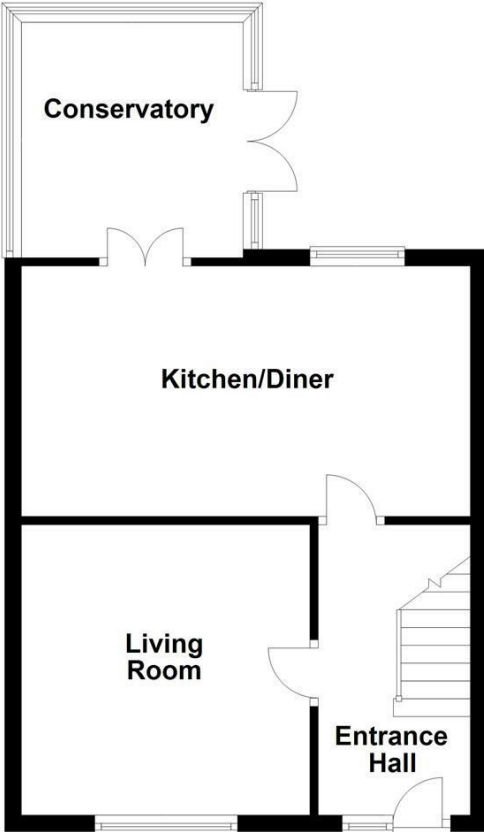
OSSETT
01924 266 555

HORBURY
01924 260 022

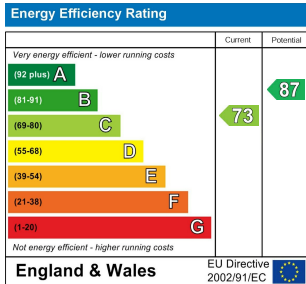
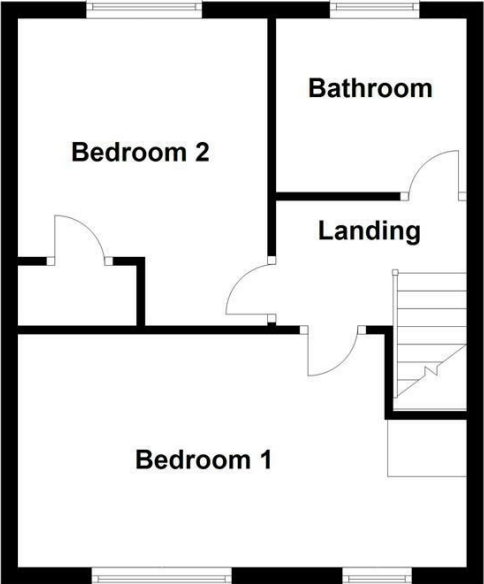
NORMANTON
01924 899 870

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.



47 Esther Grove, Wakefield, WF2 8EX

For Sale Freehold £160,000

Occupying a fantastic corner plot is this well presented two bedroom end terrace property benefitting from ample reception space, off road parking and generously proportioned gardens to three sides. The property benefits planning permission for a two storey extension to the side to incorporate a further reception room, utility, w.c. and a first floor additional bedroom with en suite.

The property briefly comprises of the entrance hall, living room, kitchen/diner and conservatory. The first floor landing leads two double bedrooms and the house bathroom/w.c. Outside to the front the garden is laid to lawn enclosed by high timber fencing and walls with timber gate. There is a further lawned garden to the side and a low maintenance tiered rear garden with a paved patio area, perfect for outdoor dining and entertaining with artificial lawn, fully enclosed by walls and timber fencing. Beyond the timber gate is access to a single garage.

Situated in a popular part of Wakefield, the property is well placed to local amenities including shops and schools with local bus routes nearby. There is great access to the M1 motorway network for those looking to travel further afield.

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 HALL

6'0" x 11'7" [1.83m x 3.54m]

UPVC double glazed door with frosted pane, stairs to the first floor landing, central heating radiator and doors to the living room and kitchen/diner.

LIVING ROOM

11'3" x 11'8" [3.44m x 3.57m]

UPVC double glazed window to the front, coving to the ceiling, decorative panelling to one wall and central heating radiator.

KITCHEN/DINER

9'10" x 17'9" [3.01m x 5.43m]

Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a gas cooker, space and plumbing for a washing machine and American style fridge/freezer. UPVC double glazed window to the rear, set of UPVC double glazed French doors to the conservatory, central heating radiator and dado rail.



CONSERVATORY

9'3" x 8'1" [2.82m x 2.48m]

Surrounded by UPVC double glazed windows with a set of UPVC double glazed French doors to the rear garden.



FIRST FLOOR LANDING

Loft access and doors to two bedrooms and the house bathroom.

BATHROOM/W.C.

7'6" x 6'11" [2.3m x 2.13m]

Central heating radiator, UPVC double glazed frosted window to the rear, concealed low flush w.c., ceramic wash basin built into storage unit with mixer tap, P-shaped bath with mixer tap and over head shower.



BEDROOM ONE

9'8" x 17'10" [max] x 14'8" [min] [2.95m x 5.45m [max] x 4.48m [min]]

UPVC double glazed windows to the front and central heating radiator.



BEDROOM TWO

10'0" x 12'2" [max] x 9'11" [min] [3.06m x 3.71m [max] x 3.04m [min]]

UPVC double glazed window to the rear and central heating radiator. Access to a storage cupboard.



OUTSIDE

To the front of the property the garden is lawned with space for a shed enclosed by walls and timber fencing with timber gate. To the side are further lawned areas with paved pathway to the rear. There is a low maintenance rear garden incorporating a

paved patio area, perfect for outdoor dining and entertaining with artificial lawn and pebbled area, fully enclosed by timber fencing with timber gate to the rear. There is a single detached garage with manual up and over door providing off road parking.



COUNCIL TAX BAND

The council tax band for this property is A.

PLEASE NOTE - PLANNING

Planning permission granted [23/01103/FUL] in August 2023 for a two storey extension to the side to incorporate a further reception room, utility, w.c. and a first floor additional bedroom with en suite. Further details are held on file at the Wakefield office.

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.