



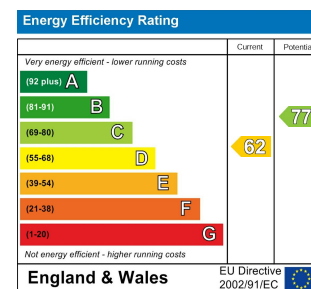
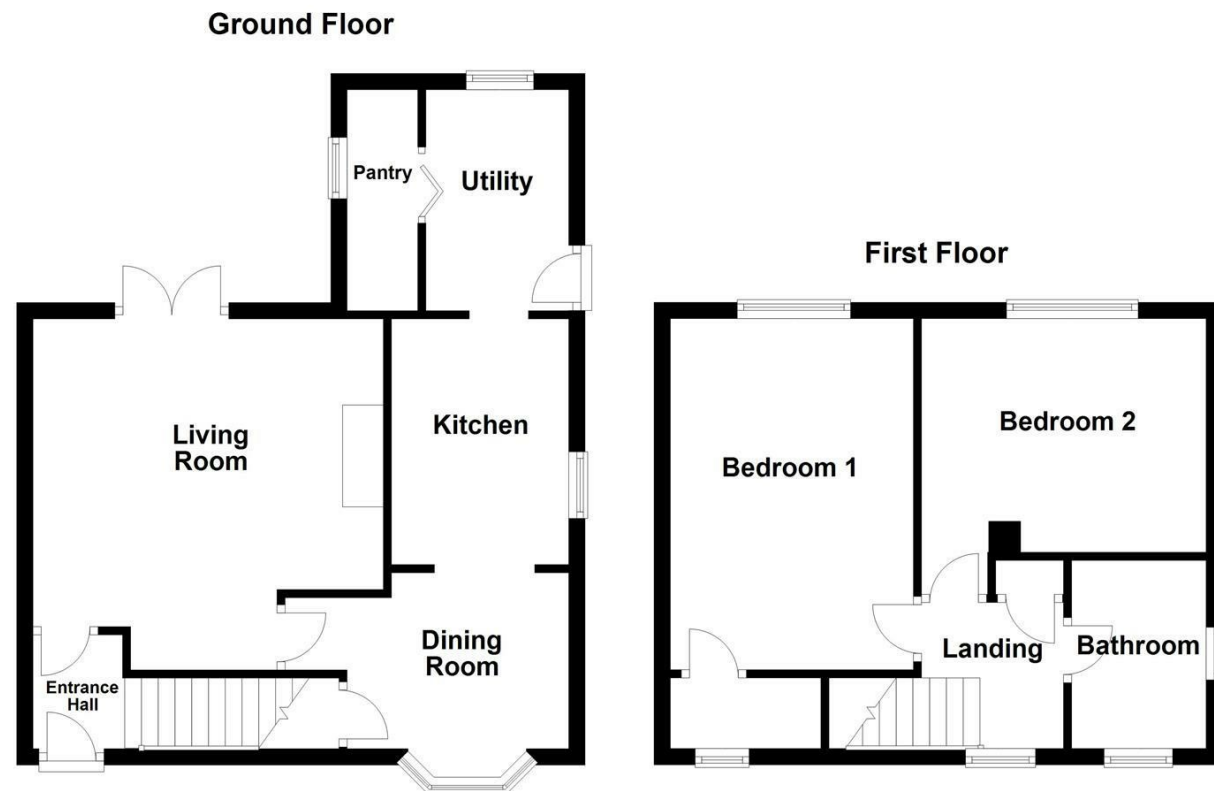
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IMPORTANT NOTE TO PURCHASERS

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.



31 Hendl Lane, Wakefield, WF2 7NT

For Sale Freehold £165,000

Ideally located close to local schools is this well presented two bedroom semi detached property benefitting from spacious reception room, off road parking and gardens to the front and rear. The property has planning permission granted for an extension to rear of property to side of existing rear extension ref: 23/02247/CPL.

The property briefly comprises of the entrance hall, living room, dining room with opening into the kitchen, utility and pantry. The first floor landing leads to two double bedrooms and the house bathroom/w.c. Outside to the front, the property is accessed via double cast iron gates with pebbled tiered garden and block paved driveway leading to the single detached garage. To the rear is an artificial lawn with paved patio area, perfect for outdoor dining and entertaining, enclosed by walls and timber fencing.

The property is well placed to local amenities including shops and schools with several local schools within walking distance such as Hendl Lane Primary School which is a minutes walk away. The property boasts great access to Newmillerdam Country Park for those who enjoy idyllic walks. There are main bus routes to Wakefield city centre and Junction 39 of the M1 motorway network is only a short drive away.

Ideal for the first time buyer, couple or those looking to downsize, an early viewing is highly recommended.



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ACCOMODATION

ENTRANCE HALL

UPVC double glazed entrance door, door to the living room, stairs to the first floor landing and central heating radiator.

LIVING ROOM

14'1" x 14'1" [max] x 3'8" [min] [4.3m x 4.3m [max] x 1.13m [min]]

Set of UPVC double glazed French doors to the rear garden, central heating radiator, coving to the ceiling, dado rail, door to the dining room and an electric fireplace with marble hearth, surround and mantle.



DINING ROOM

11'5" x 7'3" [max] x 3'0" [min] [3.5m x 2.21m [max] x 0.92m [min]]

UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling, door to an understairs storage cupboard and an opening through to the kitchen. Worcester combi boiler is housed in here.



KITCHEN

7'1" x 9'9" [2.17m x 2.98m]

Range of modern wall and base units with laminate work surface over, stainless steel sink with mixer tap and tiled splash back. Space and plumbing for a range style cooker, integrated dishwasher, spotlights to the ceiling, UPVC double glazed window to the side and an opening to the utility room.



UTILITY ROOM

5'8" x 8'11" [1.75m x 2.72m]

UPVC double glazed side door, UPVC double glazed window to the rear, folding door to the pantry, central heating radiator. Modern fitted base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a washing machine and American style fridge/freezer.

PANTRY

2'10" x 8'11" [0.87m x 2.74m]

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

FIRST FLOOR LANDING

Loft access, access to a storage cupboard, UPVC double glazed window to the front and doors to two bedrooms and the house bathroom.

BEDROOM ONE

9'10" x 14'2" [3.02m x 4.32m]

UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, decorative panelling and dado rail. Access to a storage cupboard with UPVC double glazed window to the front.



BEDROOM TWO

11'7" x 11'2" [max] x 8'2" [min] [3.55m x 3.42m [max] x 2.49m [min]]

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



BATHROOM/W.C.

5'4" x 7'6" [1.65m x 2.31m]

UPVC double glazed frosted windows to the front and side, chrome ladder style central heating radiator, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and electric shower head attachment. Fully tiled and extractor fan.



OUTSIDE

To the front is a tiered garden mainly pebbled with planted features and a block paved pathway leads to the front door. Double iron gates provide access to a block paved driveway providing off road parking leading to the single detached garage with up and over door. To the rear is an artificial lawn incorporating paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.



PLANNING PERMISSION

There is planning permission granted for an extension to rear of property to side of existing rear extension. Further details can be found on the Wakefield Council Planning Portal. Ref: 23/02247/CPL

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.