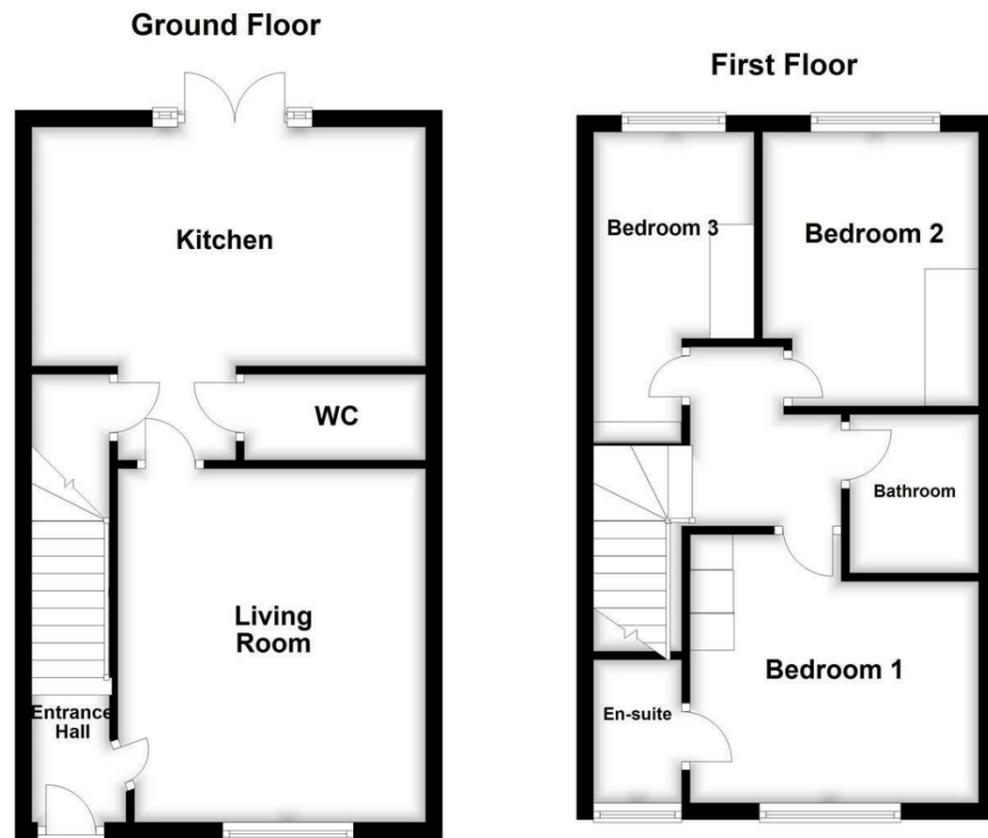




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



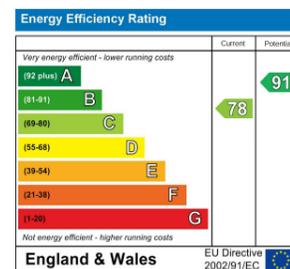
6 Sovereign Road, Wakefield, WF1 2EQ

For Sale Freehold £259,950

A fantastic opportunity to purchase this well presented three bedroom semi detached property in Outwood, Wakefield. This modern semi detached property offers off road parking, gardens to front and rear and is ideally suited to a family buyer looking to settle in the area this is a fantastic home within a short distance of achieving schools, local amenities, shops and has fantastic motorway links.

The property briefly comprises of entrance hall, bathroom/w.c., living room, separate w.c. and kitchen. The first floor landing leads to three bedrooms with bedroom one boasting en suite shower facilities. Outside To the front of the property is a lawned garden, detached garage, patio area and steps leading to the front door. to the rear, the garden is laid to lawn with patio steps leading to seating area at the rear with veranda.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.



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.

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



ACCOMMODATION

ENTRANCE HALL

Front entrance hall, central heating radiator and door into the living room and hallway leading to the kitchen and downstairs w.c.

BATHROOM/W.C.

Three piece suite comprising low flush w.c., freestanding sink with mixer tap, bath with shower over.



LIVING ROOM

13'10" x 12'1" [4.24m x 3.69m]

Central heating radiator and UPVC double glazed window to the front



W.C.

KITCHEN

9'4" x 15'5" [2.86m x 4.72m]

Range of modern wall and base units with work surface over, integrated fridge/freezer, four ring gas hob with extractor hood above, two integrated ovens and space for a washing machine. Inset stainless steel sink with chrome mixer tap. UPVC double glazed French doors to the rear garden and doors to the understairs storage and downstairs w.c.



FIRST FLOOR LANDING

Doors providing access to three bedrooms and bathroom.

BEDROOM ONE

11'4" x 10'6" max [3.46 x 3.22 max]

Built in wardrobes, central heating radiator, UPVC double glazed window to the front and door to en suite.



EN SUITE SHOWER ROOM/W.C.

Modern three piece white suite comprising walk in shower, low flush w.c. and standing sink with chrome mixer tap. Central heating radiator and UPVC double glazed window to the front.



BEDROOM TWO

8'5" x 10'9" max [2.59 x 3.28 max]

Built in wardrobes, UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

6'7" x 11'11" max [2.02 x 3.64 max]

Built in wardrobe and desk, central heating radiator and UPVC double glazed window to the rear.

OUTSIDE

To the front of the property is a lawned garden, detached garage, patio area and steps leading to the front door. to the rear, the garden is laid to lawn with patio steps leading to seating area at the rear with veranda.



COUNCIL TAX BAND

The council tax band for this property is C.

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.