



WAKEFIELD  
01924 291 294

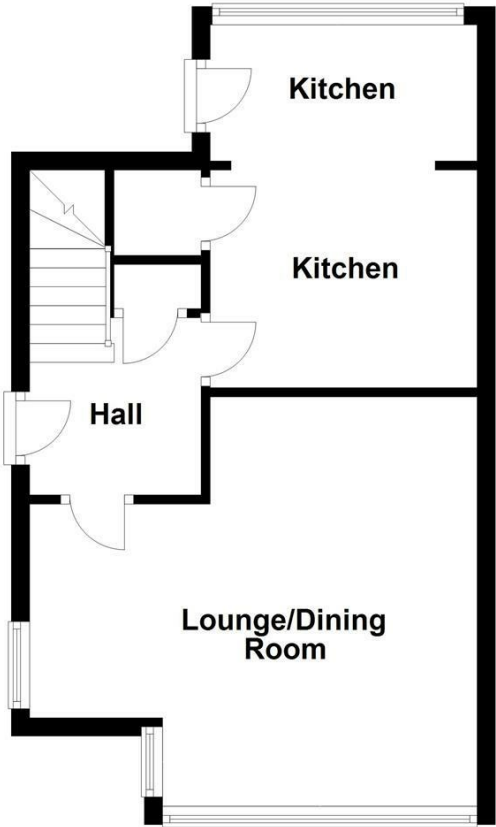
OSSETT  
01924 266 555

HORBURY  
01924 260 022

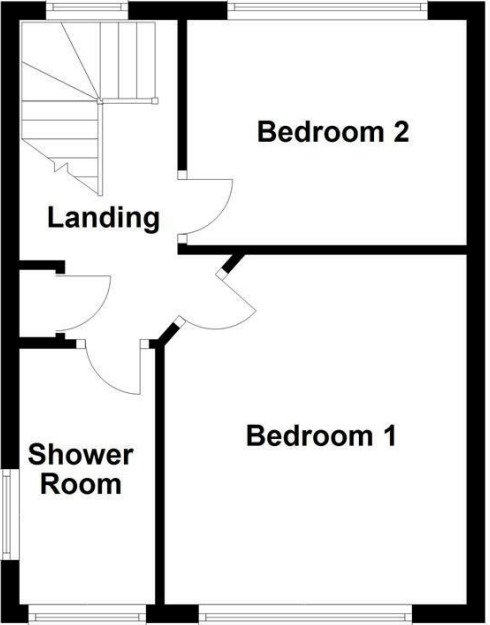
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

**Ground Floor**



**First Floor**



**56 Melbourne Road, Wakefield, WF1 2RN**

**For Sale Freehold £240,000**

Situated close to Wakefield city centre is this well presented two bedroom semi detached house, benefiting from driveway parking and enclosed rear garden. Available with no chain involved and vacant possession.

The accommodation briefly comprises entrance hall, lounge/diner, extended kitchen, first floor landing, two bedrooms and family shower room/w.c. Externally the property benefits from ample driveway parking to the side, low maintenance gardens to the front and rear.

The property is ideally located for all local shops and amenities that Wakefield city centre has to offer, as well as only being a short drive away from the motorway network for those looking to commute further afield.

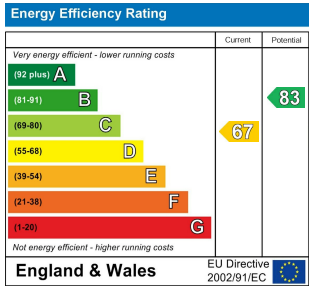
Potential to be a fantastic family home in a great location. A viewing is highly recommended.

**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.



## ACCOMMODATION

### HALLWAY

Side UPVC door to the main hallway, central heating radiator and built in storage cupboard, access to the lounge/diner and kitchen. Staircase through to the first floor landing.

### LOUNGE/DINER

16'1" x 14'9" [4.91m x 4.5m]

UPVC double glazed windows to the front and side elevation, central heating radiator, feature fireplace with surround.



### KITCHEN

14'0" x 9'7" [4.27m x 2.93m]

UPVC double glazed window to the rear elevation, side UPVC stable door, fitted kitchen with an array of wall and base units for storage,

black laminate worktops, stainless steel 1 1/2 sink and drainer unit, integrated double oven, integrated electric hob with cooker hood, space for a fridge freezer, space for a dryer, plumbing for a washing machine. Partial tiled splashback. Built in pantry under the stairs, central heating radiator.

### FIRST FLOOR LANDING

Rear frosted UPVC double glazed window panel, access to two bedrooms and the shower room/w.c. Built in storage cupboard.

### BEDROOM ONE

12'6" x 10'11" [3.83m x 3.34m]

UPVC double glazed window to the front, central heating radiator.



### BEDROOM TWO

9'11" x 7'11" [3.04m x 2.42m]

UPVC double glazed window to the rear, central heating radiator, fitted wardrobes to one side.



### SHOWER ROOM/W.C.

9'8" x 4'9" [2.95m x 1.47m]

UPVC double glazed frosted windows to the front and side, corner shower cubicle with sliding doors and wall mounted electric shower, vanity wash hand basin, low flush w.c., chrome style ladder radiator and is fully tiled.



## OUTSIDE

To the front of the property there is a tarmac driveway parking with ample space for several cars. The front garden is lawned with soil, bush and shrubbery border. Gates lead to the rear garden to the flagged patio area, lawn and tiered with pebbled area, bush and shrubs. Storage shed and flagged patio to the side. There is potential to build a garage as there was previously a garage in this space.



## COUNCIL TAX BAND

The council tax band for this property is B

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

## 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.