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 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.



WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



162 Bradford Road, Wakefield, WF1 2AS
For Sale Freehold £335,000

Situated in Wakefield is this superbly presented three bedroom semi detached home incorporating period features such as original stained glass windows along with modern twists such as fitted kitchen and bathroom/w.c., this property is certainly not one to be missed.

The accommodation briefly comprises of entrance hall, living room, kitchen dining room and the downstairs w.c. To the first floor landing there is access to the three bedrooms and the house bathroom/w.c. To the front of the property there is a tarmac driveway providing off road parking and leads down the side of the property, the remainder of the garden is mainly laid to lawn with planted borders, paved and pebbled tiered pathway to the front door. The rear garden is low maintenance, concrete driveway leading to a single detached garage with manual up and over door, two decked patio areas and pebbled/paved area.

This property would make an ideal purchase for a range of buyers looking in the Wakefield area, ideally located for shops and schools, which can be found within walking distance and is only a short distance from Wakefield city centre itself.

An early viewings highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

16'2" x 5'11" max 2'9" min [4.95m x 1.81m max 0.84m min]

Composite front entrance door with frosted pane, coving to the ceiling, central heating radiator, doors to the living room, kitchen dining room and downstairs w.c. Stairs providing access to the first floor with understairs storage cupboards.

DOWNSTAIRS W.C.

2'5" x 5'1" [0.74m x 1.55m]

Frosted UPVC double glazed window to the side, central heating radiator, extractor fan, low flush w.c., wall mounted wash basin with mixer tap and tiled splashback.

LIVING ROOM

15'10" x 11'9" max x 7'8" min [4.83m x 3.6m max x 2.36m min]

Single pane timber frame set of windows in a bow style, partially stained glass, coving to the ceiling, central heating radiator, log burner style gas fireplace with granite hearth, stone surround and stone mantle.



KITCHEN DINER

18'2" x 13'10" max x 10'0" min [5.54m x 4.24m max x 3.05m min]

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, anthracite column central heating radiator, coving to the ceiling, partial spotlighting to the ceiling, a range of modern wall and base units with Quartz work surface over, inset 1 1/2 sink with drainer w=built into the granite and mixer tap, partial Pyrex splashback, integrated double oven and five ring gas hob with extractor hood over, as well as a wooden mantle above the cooker. Space for an American style fridge freezer, space and plumbing for a washing machine, integrated dishwasher and partial underfloor heating.



FIRST FLOOR LANDING

Coving to the ceiling, UPVC double glazed window to the side, doors to the bedrooms and the house bathroom/w.c.

BEDROOM ONE

12'4" x 11'9" max x 10'7" min [3.77m x 3.59m max x 3.23m min]

Timber frame single pane window, partially stained glass in a sash window style to the front, central heating radiator.



BEDROOM TWO

13'11" x 10'8" max x 9'6" min [4.26m x 3.27m max x 2.91m min]

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



BEDROOM THREE

8'11" x 5'11" max x 2'7" min [2.72m x 1.81m max x 0.8m min]

Timber frame single pane, sash style with partial stain glass to the front. Bullhead with fitted storage cupboard, loft access and central heating radiator.

HOUSE BATHROOM/W.C.

10'0" x 6'11" max x 3'10" min [3.07m x 2.11m max x 1.18m min]

Two frosted UPVC double glazed windows to the side and the rear, chrome ladder style central heating radiator, low flush w.c., wash basin built into a floating storage unit with storage below and mixer

tap, P-shaped bath with mixer tap and mains fed overhead shower and shower head attachment with shower screen. Tiled, extractor fan, spotlighting to the ceiling.



OUTSIDE

To the front there is a tarmac driveway providing off road parking, walls to one side and to the front, timber fencing to the other. The rest of the front garden is mainly laid to lawn with planted bed border, paved and pebbled pathway, which is tiered and leads to the front door. To the rear, the garden has a concrete area in front of the single detached garage with manual; up and over door. The remainder of the garden is fairly low maintenance and incorporates two decked patio areas, along with pebbled and paved area, raised planted beds. The garden itself is fully enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C

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.