



WAKEFIELD
01924 291 294

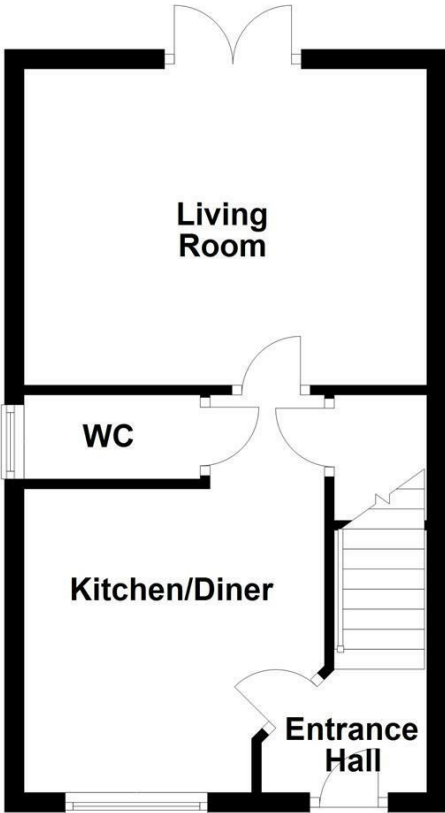
OSSETT
01924 266 555

HORBURY
01924 260 022

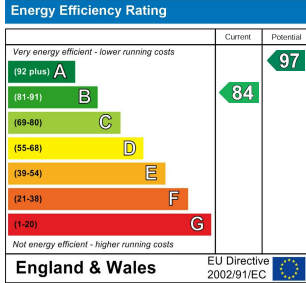
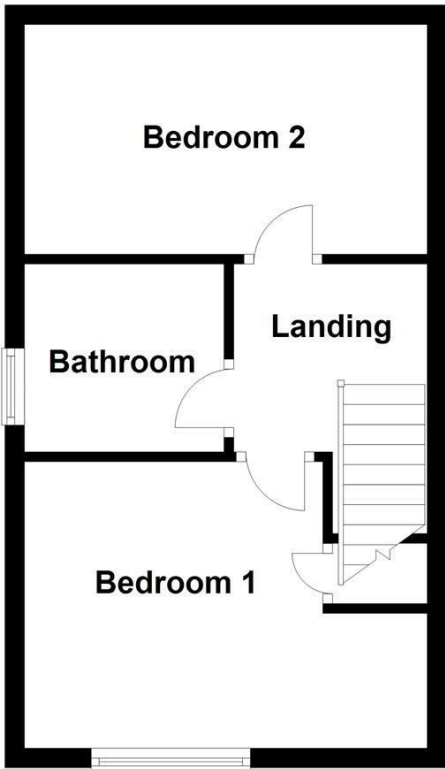
NORMANTON
01924 899 870

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.



18 Cotton Court, Wakefield, WF2 8FN
For Sale Freehold Offers In Excess Of £210,000

Superbly appointed throughout is this spacious and modern two bedroom end town house benefitting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, modern fitted kitchen breakfast room, w.c. and living room. To the first floor there are two double bedrooms and the modern house bathroom/w.c. Lawned garden to the front, a driveway at the side provides off road parking and there is a lawned garden to the rear incorporating flagged patio.

The property is well placed to local amenities including shops and schools, local bus routes are nearby and there is good access to the motorway network.

A fantastic opportunity for the first time buyer, couple of family looking to gain access onto the property market and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite entrance door, radiator, stairs to the first floor landing, door into the kitchen diner.

KITCHEN BREAKFAST ROOM

16'6" max x 12'9" min x 9'10" max x 8'3" min [5.04m max x 3.89m min x 3.02m max x 2.52m min]

A range of modern fitted grey gloss wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, integrated oven and grill, four ring electric hob with stainless steel filter hood above, space for a fridge and freezer, plumbing for washing machine, UPVC double glazed window to the front, boiler, recessed LED spotlights, radiator, door to the lounge, door to the understairs storage, door to downstairs w.c.



DOWNSTAIRS W.C.

Low flush w.c., wash basin over pedestal with splashback, radiator, UPVC double glazed frosted window to the side.

LIVING ROOM

10'4" x 13'3" [3.16m x 4.05m]

Radiator, UPVC double glazed French doors to the rear.

FIRST FLOOR LANDING

Loft access, doors to two double bedrooms and bathroom/w.c. Radiator.

BEDROOM ONE

10'9" x 13'3" max x 9'11" min [3.29m x 4.04m max x 3.03m min]

UPVC double glazed window to the front, radiator, airing cupboard.



BEDROOM TWO

8'7" x 13'2" [2.64m x 4.02m]

UPVC double glazed window to the rear and radiator.



HOUSE BATHROOM/W.C.

7'0" x 6'5" [2.14m x 1.96m]

Low flush w.c., wash basin over pedestal with splashback, panelled bath with mixer shower and tiled to this area, UPVC double glazed frosted window to the side, recessed LED spotlights and heated chrome towel radiator.



OUTSIDE

Lawned garden to the front and a driveway to the side providing off road parking. Outside EV charging point.



PLEASE NOTE

The vendor will be staircasing the property to 100% simultaneously with completion.

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.