



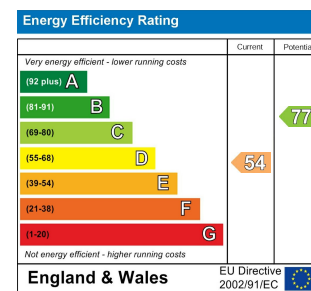
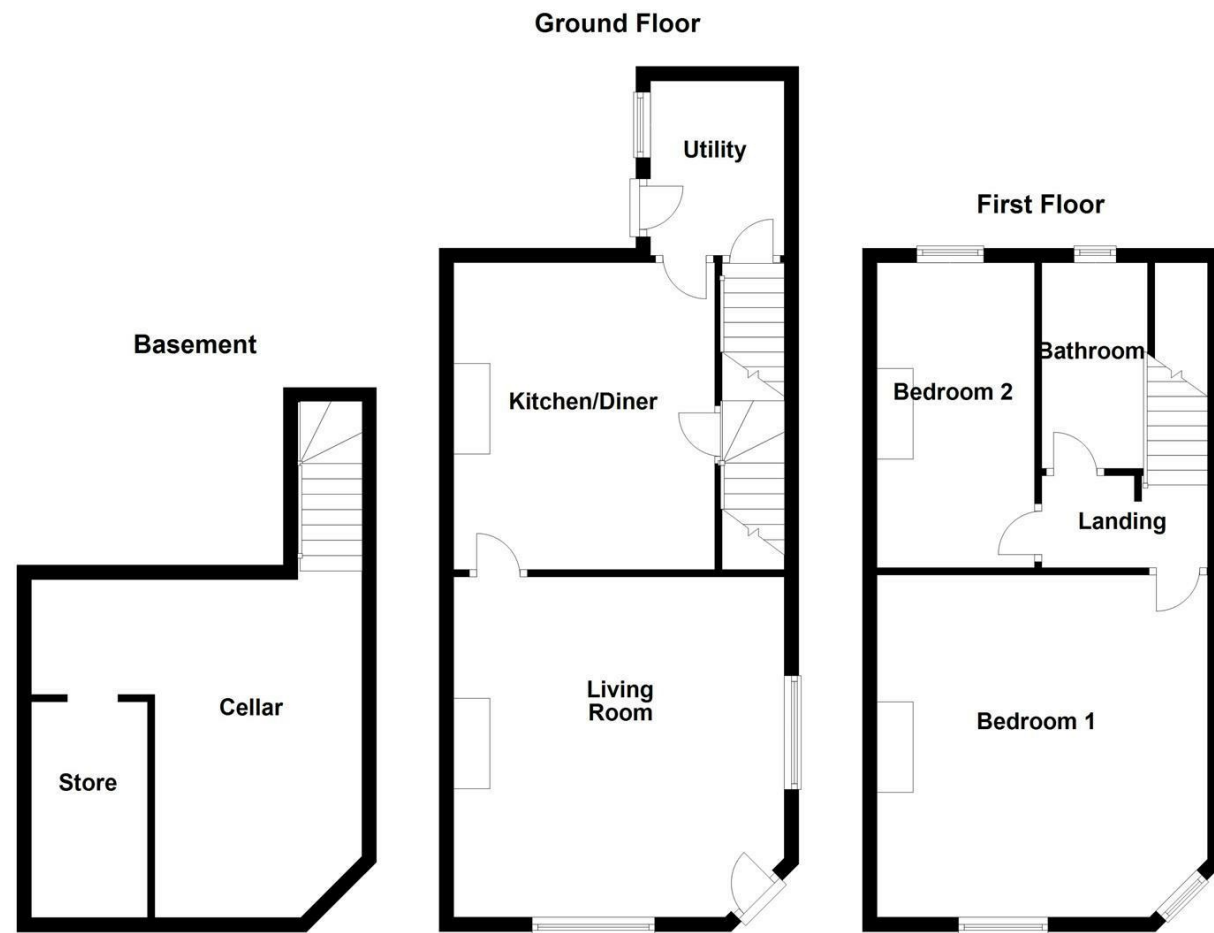
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.



2 Grosvenor Street, Wakefield, WF1 5BG

For Sale Freehold £130,000

Offered for sale with no chain and vacant possession is this superbly presented two bedroom end terrace property having recently been refurbished throughout, the property in turn key condition benefits from two good size bedrooms, ample reception space and enclosed rear garden.

The accommodation briefly comprises of the living room, kitchen diner, utility and cellar. To the first floor there are two bedrooms and the house bathroom/w.c. Outside, to the front there is on street parking and to the rear the garden is mainly block paved and paved patio area perfect for outdoor dining and entertaining, top soil area and the garden is fully enclosed. Access to brick built outbuilding.

Within nearby distance to Sandal/Agbrigg train station the property is ideal for the commuter as well as having nearby Junction 39 of the M1 motorway. Schools and amenities are nearby.

An ideal purchase for a range of buyers such as first time buyers, professional couple and even the investor looking for a buy to let. An early viewing is highly advised.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

LIVING ROOM

15'0" x 15'8" max x 5'7" min [4.59m x 4.78m max x 1.72m min]

UPVC double glazed and frosted door. Two central heating radiators, door through to the kitchen diner, UPVC double glazed window to the front and to the side.



KITCHEN DINER

13'10" x 11'10" max x 10'6" min [4.24m x 3.61m max x 3.22m min]

Doors to the utility and to the cellar. UPVC double

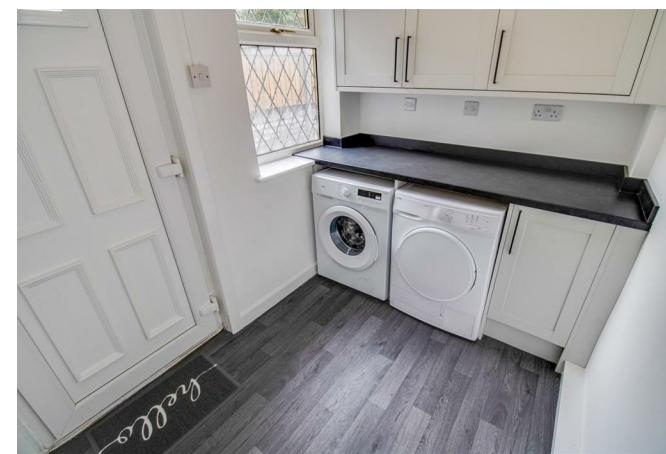
glazed window to the rear, central heating radiator, range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, four ring induction hob with partial stainless steel splash back and extractor hood over, integrated oven, space for a fridge freezer.



UTILITY

7'11" x 5'11" [2.42m x 1.81m]

Stairs to the first floor landing, UPVC double glazed window to the side, UPVC double glazed frosted door to the rear garden. Modern wall and base units with laminate work surface over, space and plumbing for a washing machine and tumble dryer.



CELLAR

15'1" x 14'6" max x 9'11" min [4.62m x 4.43m max x 3.03m min]

Access to a further store, light.

FIRST FLOOR LANDING

Access to the loft. Doors to the bedrooms and house bathroom/w.c. Central heating radiator.

BEDROOM ONE

15'1" x 15'5" max x 5'8" min [4.61m x 4.72m max x 1.74m min]

Two UPVC double glazed windows to the front, two central heating radiators, coving to the ceiling.



BEDROOM TWO

13'11" x 7'1" max x 6'2" min [4.26m x 2.16m max x 1.9m min]

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

HOUSE BATHROOM/W.C.

Frosted UPVC double glazed window to the rear, coving to the ceiling, chrome ladder style central heating radiator, low flush w.c., pedestal wash basin

with mixer tap, panelled bath with mixer tap and shower head attachment. Partially tiled.



OUTSIDE

To the front of the property there is on street parking. To the rear the garden is mainly block paved and paved patio area perfect for outdoor dining and entertaining. Enclosed by walls and timber fencing. Access to brick built outside store.



COUNCIL TAX BAND

The council tax band for this property is A

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.