



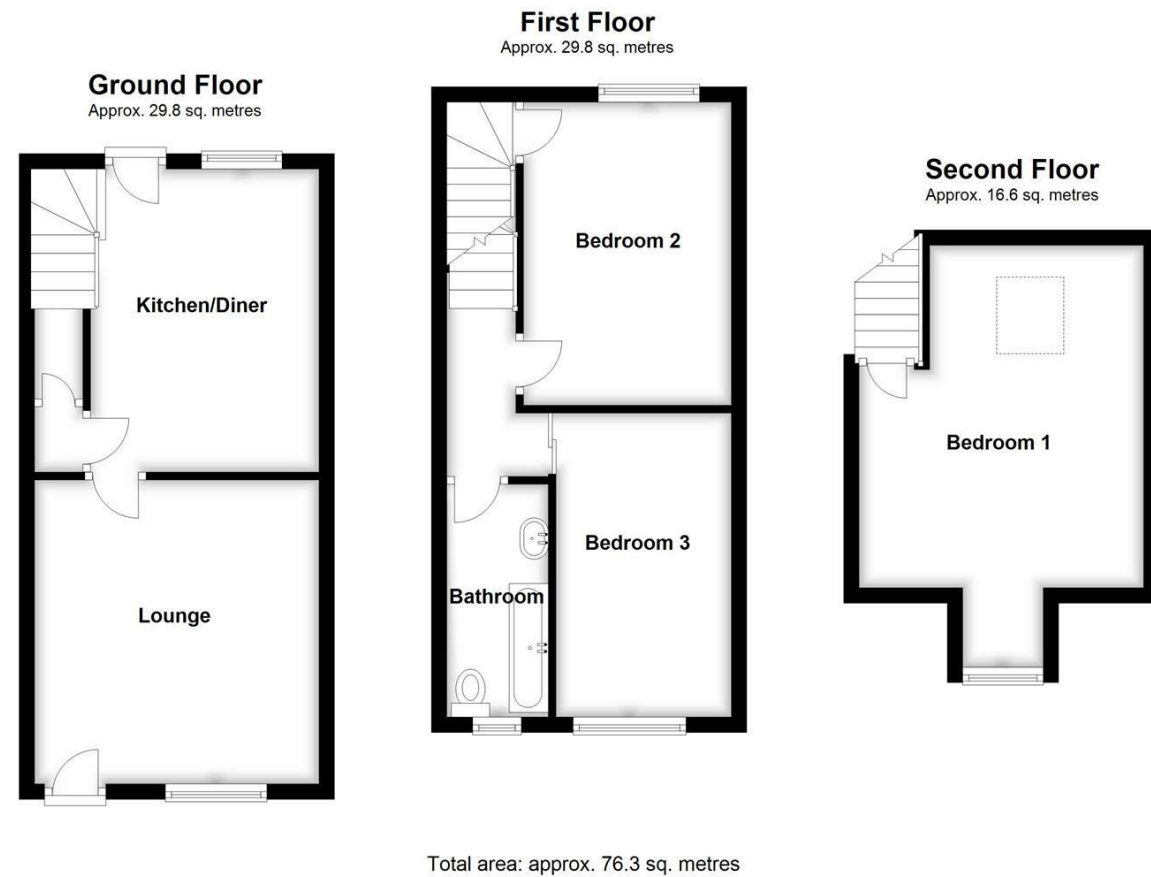
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## 21 Jessop Street, Wakefield, WF2 7RP

For Sale Freehold £165,000

A wonderful opportunity to purchase this three bedroom mid terrace property in the sought after area of Thornes. This property is well presented, ideal for the first time buyer, an investor or those looking to downsize.

The property fully comprises of living room with feature fireplace, fitted kitchen with stairs to the first floor landing which leads to two good sized bedrooms and the house bathroom/w.c. A further set of stairs leads to bedroom one located on the second floor with velux window.

The property is within walking distance to local amenities such as Thornes Park and has fantastic transport links with local bus routes to and from Wakefield town centre.

An early viewing is essential to fully appreciate the accommodation on offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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



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## ACCOMMODATION

### LOUNGE

12'11" x 13'10" [3.95m x 4.22m]

Composite front entrance door, UPVC double glazed window to the front, central heating radiator, coving to the ceiling and feature gas fireplace with hearth and surround. Door into the kitchen.



### KITCHEN

10'6" x 12'9" [3.21m x 3.91m]

Range of fitted wall and base units with wooden style laminate work surface over, chrome sink and drainer, space for a washing machine or dishwasher,

space for a freestanding oven and fridge/freezer. Door providing access down to the cellar and access to the first floor landing. Central heating radiator, UPVC double glazed window to the rear and composite door to the rear.

### FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom.

### BATHROOM/W.C.

4'5" x 10'2" [1.37m x 3.11m]

Three piece suite comprising panelled bath with shower over, low flush w.c. and pedestal wash basin. UPVC double glazed frosted window to the rear and central heating radiator.



### BEDROOM TWO

12'10" x 10'9" [3.93m x 3.28m]

Central heating radiator, UPVC double glazed window to the rear and door with stairs to bedroom one located on the second floor.



### BEDROOM THREE

7'3" x 13'1" [2.23m x 3.99m]

Central heating radiator, UPVC double glazed window to the front and fitted wardrobes to one wall.



### BEDROOM ONE

12'7" x 17'10" [max] x 14'8" [min] [3.86m x 5.44m [max] x 4.48m [min]]

Central heating radiator, UPVC double glazed window to the front and velux window.



### OUTSIDE

To the rear is a paved patio garden, ideal for outdoor dining and entertaining, surrounded by timber fencing with a rear gate.



### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property: "The house is in a lovely neighbourhood, spacious and with plenty of parking space "

### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.