



WAKEFIELD
01924 291 294

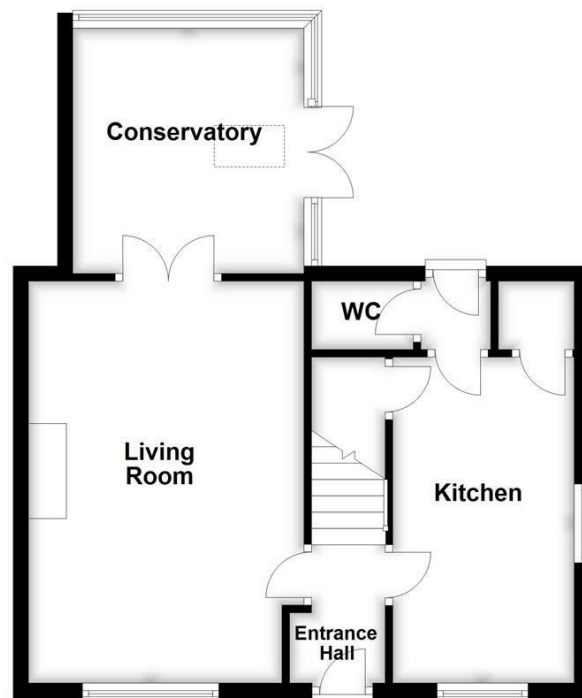
OSSETT
01924 266 555

HORBURY
01924 260 022

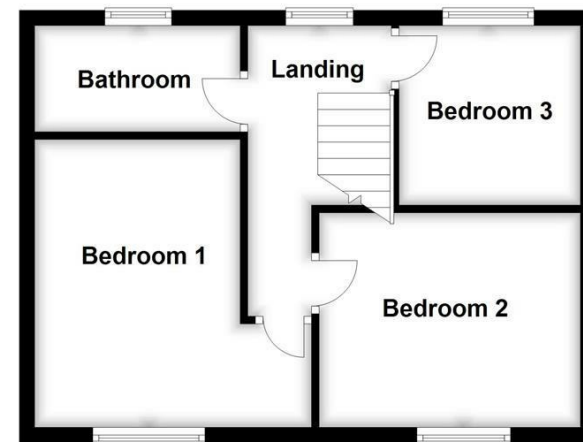
NORMANTON
01924 899 870

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01977 798 844

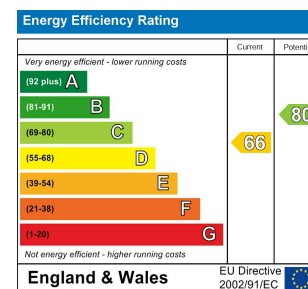
Ground Floor



First Floor



Total area: approx. 86.3 sq. metres (929.1 sq. feet)



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.



7 Radcliffe Road, Wakefield, WF2 8RS

For Sale Freehold £160,000

Situated in the Lupset area of Wakefield is this three bedroom semi detached property. The property is generously proportioned throughout including three double bedrooms along with ample reception space furthered with a conservatory, off road parking and an attractive low maintenance enclosed rear garden.

The accommodation briefly comprises of the entrance hall, kitchen, living room leading into the conservatory, further hallway with access to the w.c. To the first floor landing there is loft access, three bedrooms and the house bathroom/w.c. Outside to the front of the property the garden is pebbled with iron gate providing access to the paved driveway providing off road parking for one vehicle. A shared driveway at the side of the property [with the none adjoining property no 9], which leads to a set of iron gates and to a further pebbled and paved driveway providing more off road parking leading to the larger than average single detached garage with up and over door. The remainder of the rear garden is low maintenance incorporating artificial lawn with pebbled beds and there is also a timber built garden shed.

The property would make an ideal purchase for a range of buyers looking in the Lupset area, is ideally located for shops, schools and transport links and would make a perfect purchase for a first time buyer, professional couple or even an investor looking for a buy to let.

Only a full internal inspection will truly show what is to offer and so an early viewing comes advised to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed frosted front entrance door, central heating radiator, stairs to the first floor landing, doors to the living room and the kitchen. Solid wooden flooring.

KITCHEN

82" x 14'8" [2.5m x 4.48m]
UPVC double glazed windows to the front and side, access to understairs storage cupboard and a pantry cupboard housing the Worcester combi boiler, door through to a further hallway, spotlights to the ceiling, coving to the ceiling, central heating radiator. A range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, space for a gas cooker with partial Pyrex splashback and stainless steel extractor hood over.



FURTHER HALLWAY

Timber framed door to the rear garden, door to the downstairs w.c.

DOWNSTAIRS W.C.

2'10" x 5'2" [0.87m x 1.58m]
Low flush w.c., wall mounted wash basin, central heating radiator, partial tiling.

LIVING ROOM

17'11" x 12'0" max x 10'10" min [5.48m x 3.68m max x 3.31m min]
UPVC double glazed window to the front, central heating radiator, UPVC

double glazed French doors to the conservatory, gas fireplace with marble hearth, surround and wooden mantle. Coving to the ceiling and solid wooden flooring.



CONSERVATORY

10'5" x 10'2" [3.18m x 3.11m]
Spotlights to the ceiling, Velux skylight, UPVC double glazed windows with set of UPVC double glazed French doors to the rear garden, central heating radiator.



FIRST FLOOR LANDING

UPVC double glazed window to the rear, loft access, doors to bedrooms and house bathroom/w.c.

BEDROOM ONE

11'11" x 10'11" max x 5'5" min [3.64m x 3.34m max x 1.66m min]
UPVC double glazed window to the front, central heating radiator.



BEDROOM TWO

11'6" x 9'7" [3.51m x 2.93m]
Central heating radiator, UPVC double glazed window to the front.



BEDROOM THREE

8'1" x 7'11" [2.48m x 2.43m]
UPVC double glazed window to the rear, central heating radiator.

BATHROOM/W.C.

6'5" x 8'10" [1.98m x 2.71m]
Spotlights to the ceiling, frosted UPVC double glazed window to the rear, extractor fan, chrome ladder style central heating radiator, low flush w.c., pedestal wash basin and a panelled bath with mixer tap and shower head attachment. A separate shower cubicle with mains fed shower head attachment and shower screen. Partially tiled.



OUTSIDE

Pebbled garden with hedging to the front, timber fencing to either side and gates providing access both a pebbled and paved driveway providing off road parking. To the rear the garden is low maintenance with pebbled and paved incorporating an artificial lawn. An ideal garden for outdoor dining and entertaining. Further pebbled beds, a garden shed [measuring 2.44m x 1.8m], a larger than average single detached garage [measuring 4.26m x 5.41m] with up and over door, side door and is fully enclosed by timber fencing. Shared drive for access to the rear with the non adjoining property [number 9].



PLEASE NOTE

This property is non-standard wingate [concrete] construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

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.