



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	

**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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**5 Mill Chase Gardens, Wakefield, WF2 9SP**

**For Sale Freehold £200,000**

Well appointed throughout and occupying a pleasant position within this modern development is this two double bedroom (formerly three bedroom and can be easily be converted back to three bedrooms) end town house benefitting from UPVC double glazing and gas central heating.

The property fully comprises of the entrance hall, downstairs w.c., lounge and kitchen/diner. Stairs to the first floor lead to two double bedrooms and modern house bathroom/w.c. Outside, a small lawned garden area to the front and driveway providing off street parking for two vehicles. To the rear an attractive lawned garden incorporating stone flagged terrace patio with pergola over.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network. Wakefield Westgate train station is only a short distance away, perfect for those looking to travel further afield.

An ideal home for the first time buyer, couple or family looking to gain access to the property market and a viewing comes highly recommended.





#### ACCOMMODATION

##### ENTRANCE HALL

Composite entrance door, fully tiled floor, central heating radiator, door to the lounge, door to the downstairs w.c and stairs to the first floor.

##### W.C.

Concealed low flush w.c., wash basin, part tiled walls and fully tiled floor. Central heating radiator and UPVC double glazed frosted window to the front.

##### LOUNGE

12'6" x 13'5" [3.82m x 4.11m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and laminate floor. UPVC double glazed French doors leading into the kitchen/diner.



##### KITCHEN/DINER

9'0" x 15'7" [2.76m x 4.77m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer, plumbing for a washing machine, space for a fridge and freezer. Integrated oven and grill with four ring gas hob, tiled splash back, laminate flooring and radiator. Coving to the ceiling, door to understairs storage, recess ceiling spotlights, UPVC double glazed window and French doors to the rear. The boiler is housed in here.



##### FIRST FLOOR LANDING

Laminate floor, loft access, coving to the ceiling, airing cupboard, UPVC double glazed window to the side and doors to the bathroom and bedroom. Doorway into bedroom two.

##### BEDROOM ONE

9'8" x 10'4" [2.95m x 3.16m]

Fitted wardrobes to one side of the wall, laminate floor, central heating radiator, coving to the ceiling and UPVC double glazed window to the rear.



##### BEDROOM TWO

6'11" [min] x 10'0" [max] x 15'8" [2.11m [min] x 3.07m [max] x 4.79m]

Two UPVC double glazed windows to the front, central heating radiator, laminate floor and door to the storage cupboard.



##### BATHROOM/W.C.

5'6" x 9'6" [1.68m x 2.91m]

Concealed low flush w.c., wash basin with vanity drawers, panelled bath with mixer shower over, fully tiled walls and floor. Central heating radiator and UPVC double glazed frosted window to the rear.



##### OUTSIDE

To the front there is a small garden area with driveway providing off street parking for two vehicles and electric charging port. To the rear there is an attractive lawned garden

with plants and shrubs bordering incorporating stone flagged terrace patio with timber framed pergola over and timber shed, as well as a stone flagged patio.



##### COUNCIL TAX BAND

The council tax band for this property is B.

##### 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.