



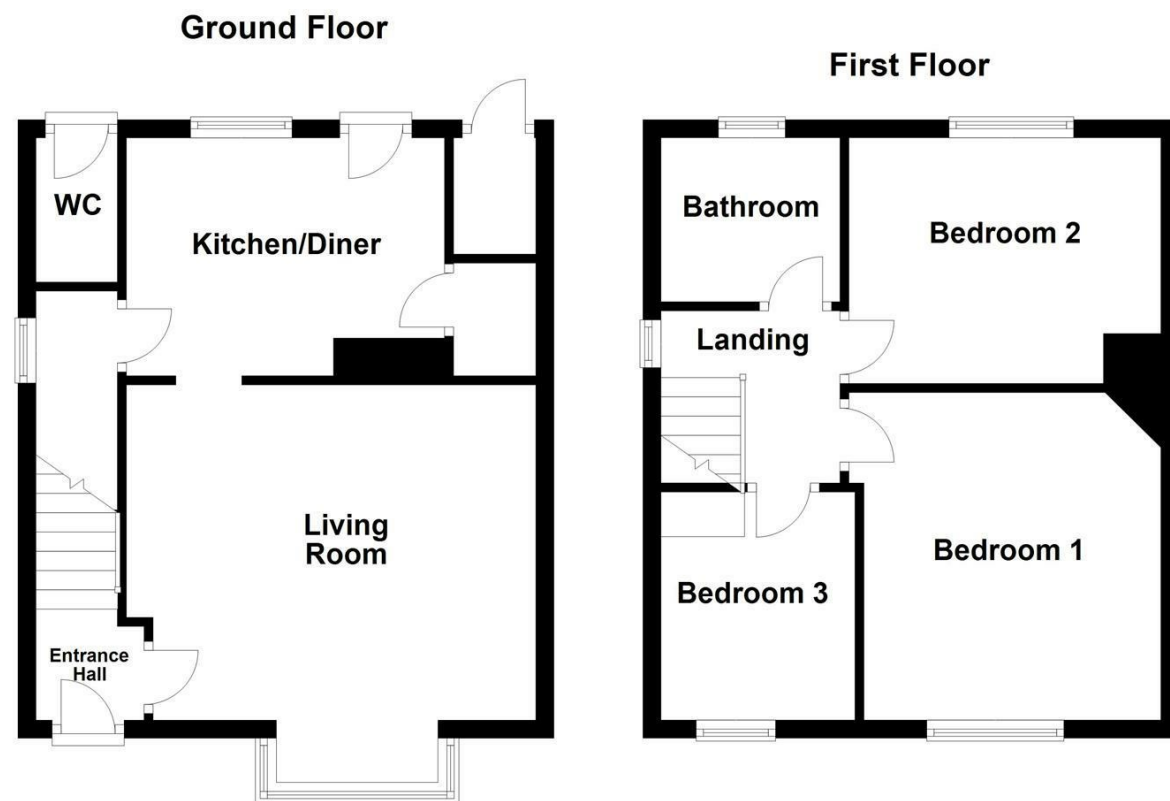
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Energy Efficiency Rating		Current	Potential
Vary 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.



### 36 Major Street, Wakefield, WF2 7SB

For Sale Freehold £160,000

Situated on the fringe of Wakefield city centre is this three bedroom semi detached property in need of modernisation however offering great potential sat on a generous sized plot and benefitting from ample reception space, off road parking and enclosed rear garden.

The property briefly comprises of entrance hall, living room, kitchen/diner with two storage cupboards. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a block paved driveway providing off road parking. To the rear is a lawned garden incorporating outdoor store, outdoor w.c. and paved patio area, fully enclosed by timber fencing and walls.

The property is ideally located for all local shops and amenities including local schools. Thornes Park is only a short walk away and the M1 motorway is only a short drive from the property, perfect for those looking to commute further afield.

Only a full internal inspection will reveal the potential on offer at this home and an early viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Timber framed frosted entrance door, stairs to the first floor landing and door into the living room.

### LIVING ROOM

14'4" x 14'11" [max] x 5'11" [min] [4.38m x 4.56m [max] x 1.82m [min]]

Timber framed single paned box window to the front, coving to the ceiling and gas fireplace with tiled hearth, surround and mantle. Door to the kitchen/diner.



### KITCHEN/DINER

8'11" x 11'5" [2.72m x 3.5m]

Range of wall and base units with laminate work surface

over with tiled splash back, stainless steel sink and drainer, space for a gas cooker and wall mounted storage heater. Timber framed single pane window to the rear, coving to the ceiling and doors to two storage cupboards. UPVC double glazed frosted door to the rear garden.

### STORE ROOM

7'4" x 2'11" [2.25m x 0.89m]

Timber framed single pane window to the side and space for a fridge/freezer.

### FIRST FLOOR LANDING

Timber framed frosted window to the side, loft access and doors to three bedrooms and the house bathroom.

### BEDROOM ONE

12'2" x 11'9" [max] x 9'8" [max] [3.71m x 3.6m [max] x 2.95m [max]]

Open fireplace with polished stone hearth, surround and mantle. UPVC double glazed window to the front and picture rail.



### BEDROOM TWO

8'11" x 11'10" [max] x 10'2" [min] [2.73m x 3.62m [max] x 3.12 [min]]

Timber framed single paned window to the rear.



### BEDROOM THREE

7'1" x 8'3" [2.16m x 2.53m]

Overstairs storage cupboard, UPVC double glazed window to the front and coving to the ceiling.

### BATHROOM/W.C.

5'9" x 6'1" [1.77m x 1.86m]

Timber framed single paned frosted window to the rear, low flush w.c., pedestal wash basin, panelled bath and partially tiled walls. Fitted storage cupboard.



## OUTSIDE

To the front of the property is a block paved driveway providing off road parking. To the rear is a lawned garden incorporating paved patio area, timber outbuilding and mature fruit tree, fully enclosed by walls and timber fencing.



### OUTDOOR STORE

3'1" x 5'1" [0.94m x 1.56m]

Timber framed door.

### OUTSIDE W.C.

5'8" x 6'5" [1.74m x 1.96m]

High flush w.c..

### 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.