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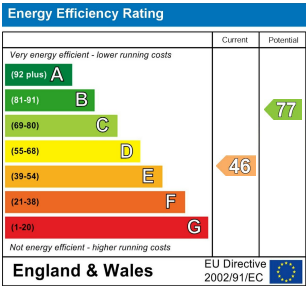


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



92 Pinderfields Road, Wakefield, WF1 3PH
For Sale Freehold Offers In The Region Of £200,000

Deceptive from the main roadside is this extended three bedroom mid terrace property with two cellar rooms, which could be used for a variety of purposes and further useful loft room.

The property fully comprises of entrance hall, living room, separate dining room and extended kitchen with access down to two cellar rooms and two store rooms. Stairs to the first floor landing lead to three bedrooms and the bathroom/w.c. with further staircase to the second floor leading to the loft room and additional shower room/w.c. Outside low maintenance buffer garden to the front and lawned garden to the rear incorporating stone flagged patio.

The property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

Offered for sale with no chain and vacant possession, a fantastic home for the growing family and deserves an early viewing to fully appreciate the accommodation and to avoid disappointment.



ACCOMMODATION

ENTRANCE HALLWAY

Radiator, coving to the ceiling, feature archway, stairs to the first floor and stairs down to the cellar. UPVC door to the rear garden and door to the dining room.

DINING ROOM

12'10" x 11'9" [3.92m x 3.59m]
Radiator, laminate floor, coving to the ceiling and squared archway into the kitchen. Door to the living room.



LIVING ROOM

12'9" x 13'0" [3.90m x 3.97m]
Exposed wooden floorboards, UPVC double glazed window to the front, radiator, cornice into ceiling and space for feature fire.

KITCHEN

10'5" x 9'4" [3.19m x 2.85m]
Range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, integrated oven and grill, four ring touch

screen electric hob, space for fridge and freezer. Sloping roof with double glazed timber framed windows to the front and side. Recess ceiling spotlights and timber framed stable door to the rear leading to raised decked patio area.



CELLAR

Two storage rooms and two cellar rooms which could be used for a variety of purposes.

CELLAR ROOM

11'3" x 13'0" [3.45m x 3.97m]
UPVC double glazed frosted window to the front, radiator and the combination boiler is housed in here.

CELLAR ROOM TWO

12'1" x 13'0" [3.69m x 3.97m]
Could be used for a variety of purposes.

FIRST FLOOR LANDING

UPVC double glazed window to the rear and doors three bedrooms and sliding door to the bathroom. Steps to the second floor landing.

BEDROOM ONE

13'1" x 13'0" [3.99m x 3.97m]
UPVC double glazed window to the front, radiator, coving to the ceiling and picture rail.



BEDROOM TWO

12'8" x 7'6" [3.88m x 2.31m]
UPVC double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM THREE

9'3" x 6'10" [2.83m x 2.10m]
UPVC double glazed window to the front, radiator and coving to the ceiling.

BATHROOM/W.C.

8'11" x 3'10" [2.74m x 1.17m]
Low flush w.c., pedestal wash basin and panelled bath. UPVC double glazed frosted window to the rear and radiator.



SECOND FLOOR LANDING

Sloping roof and timber framed window to the rear. Leading to the loft room and folding door to the shower room.

SHOWER ROOM/W.C.

5'10" [min] x 9'5" [max] x 5'2" [1.80m [min] x 2.89m [max] x 1.58m]
Sloping roof, timber framed double glazed velux window to the rear, low flush w.c., electric shower and pedestal wash basin. Fully tiled walls.

LOFT ROOM

17'3" x 12'11" [5.28m x 3.95m]
Sloping roof either side, double glazed timber framed velux windows to the front and rear. Exposed wooden floorboards.



OUTSIDE

To the front is a low maintenance buffer garden and to the rear, a lawned garden incorporating raised stone flagged patio area, ideal for outdoor entertaining with plants and shrubs bordering. There is access to the side of the house leading to the rear garden.



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.