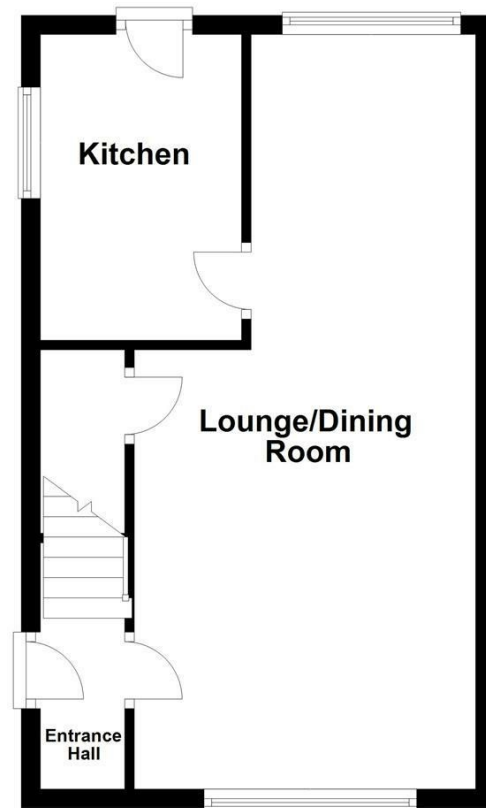


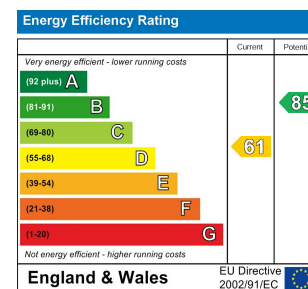
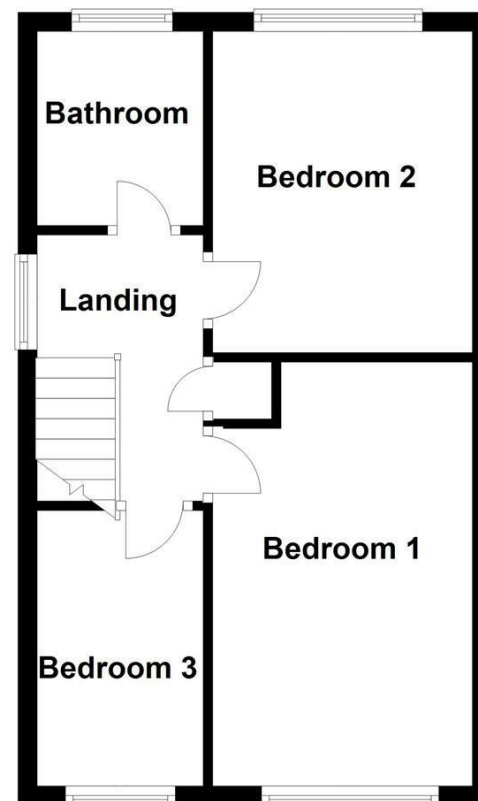


WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844

Ground Floor



First Floor



20 Victoria Way, Wakefield, WF1 2NA

For Sale Freehold £164,950

In need of renovating throughout, however offering huge potential and occupying a pleasant position is this three bedroom semi detached home benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, lounge diner, kitchen, first floor landing, three bedrooms and house bathroom/w.c. Outside there are lawned gardens to the front and rear, driveway to the side leading to the detached concrete sectional garage.

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

Offered for sale with no chain involved and immediate vacant possession, an ideal home for those looking to put their own stamp on and an early viewing comes highly recommended.

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.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

UPVC side entrance door with frosted panels to either side, stairs to the first floor landing, door to the lounge diner.

LOUNGE DINING ROOM

25'1" x 11'7" max x 7'8" min [7.66m x 3.54m max x 2.34m min]

Dural aspect, UPVC double glazed windows to the front and rear, two radiators, gas fire, door to understairs storage, boiler, door to the kitchen.



KITCHEN

6'9" x 10'4" [2.07m x 3.16m]

Wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, space for cooker, space for fridge freezer, plumbing for washing machine, UPVC double glazed window to the side, UPVC door to the rear, part tiled walls.



FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, airing cupboard, loft access, doors to three bedrooms and bathroom/w.c.

BEDROOM ONE

8'10" max x 14'7" [2.71m max x 4.47m]

UPVC double glazed window to the front, radiator.



BEDROOM TWO

8'11" x 10'11" [2.72m x 3.33m]

UPVC double glazed window to the rear, radiator.



BEDROOM THREE

5'11" x 9'6" [1.81m x 2.92m]

Radiator, UPVC double glazed window to the front, small bulkhead over the stairs.

BATHROOM/W.C.

5'10" x 6'5" [1.78m x 1.96m]

Low flush w.c., wash basin over pedestal, panelled bath with electric shower over, UPVC double glazed frosted window to the rear.



OUTSIDE

Lawned garden to the front, driveway to the side leading to the concrete sectional detached garage with swing doors and a lawned garden to the rear.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.