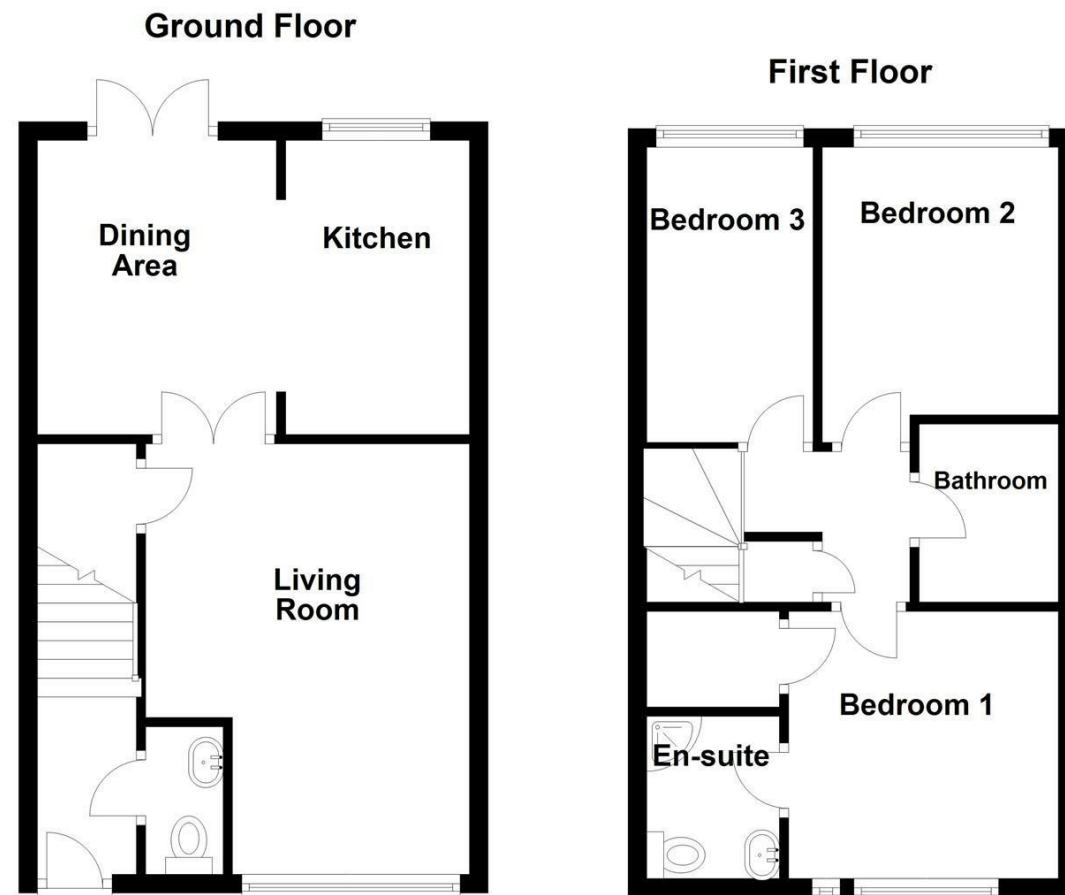




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



## 6 St. Andrews Close, Wakefield, WF1 4JN

**For Sale Leasehold £205,000**

Tucked away in a pleasant cul-de-sac location is this three bedroom mid town house, well presented throughout and in ready to move into condition.

The property briefly comprises of entrance vestibule, downstairs w.c., living room and kitchen/diner. The first floor landing is three bedrooms and the house bathroom/w.c.

The property is located within walking distance of the local amenities and schools, with Pinderfields Hospital only a short distance away and Wakefield city centre. The motorway network is only a short drive away, perfect for those to commute further afield for work.

The property would be ideal for the first time buyer, couple or those looking to downsize. An early viewing comes highly recommended.

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	

**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.

**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



#### ACCOMMODATION

##### ENTRANCE VESTIBULE

3'6" x 8'9" [1.08m x 2.69m]

Stairs to the first floor landing and doors to the downstairs w.c. and living room.

##### W.C.

5'2" x 2'8" [1.58m x 0.83m]

Low flush w.c., pedestal wash basin, central heating radiator and UPVC double glazed frosted window to the front.

##### LIVING ROOM

11'4" x 15'1" [3.47m x 4.62m]

Central heating radiator, UPVC double glazed window to the front and French doors leading through into the kitchen/diner. Door to an understairs storage cupboard.



##### KITCHEN

7'1" x 10'2" [2.16m x 3.12m]

Range of modern fitted wall and base units with tiled splash back, washing machine with plumbing [included in the sale], four ring gas hob with cooker hood over, freestanding fridge/freezer [included in the sale], inset chrome sink with mixer tap and UPVC double glazed windows to the rear.



##### DINING AREA

7'8" x 10'4" [2.34m x 3.15m]

Central heating radiator and UPVC double glazed French doors to the rear.

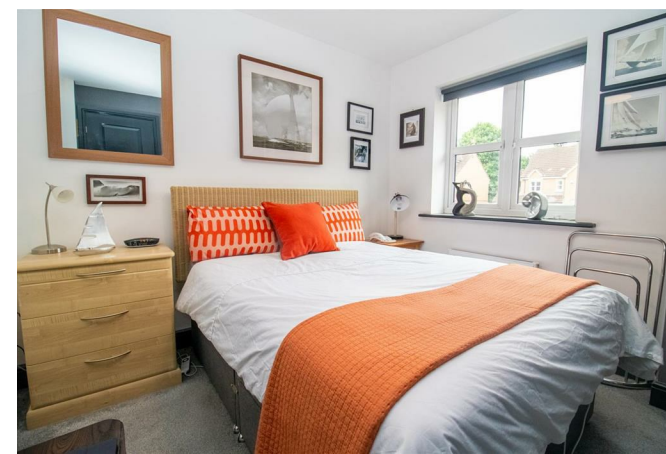
##### FIRST FLOOR LANDING

Doors to three bedrooms, the house bathroom and overstairs storage cupboard.

##### BEDROOM ONE

9'4" x 9'5" [2.85m x 2.89m]

Central heating radiator, UPVC double glazed window to the front. Doors leading to the en suite and a storage cupboard.



##### EN SUITE SHOWER ROOM/W.C.

5'2" x 5'3" [1.6m x 1.61m]

Modern three piece suite comprising low flush w.c., pedestal wash basin and corner shower. Ladder style towel radiator and UPVC double glazed frosted window to the front.



##### BEDROOM TWO

8'3" x 9'5" [2.53m x 2.89m]

Central heating radiator and UPVC double glazed window to the rear. Freestanding wardrobe [included in the sale].



##### BEDROOM THREE

6'2" x 10'4" [1.89m x 3.16m]

Central heating radiator and UPVC double glazed window to the rear.

##### BATHROOM/W.C.

6'3" x 5'6" [1.93m x 1.68m]

Modern three piece suite comprising pedestal wash basin, low flush w.c. and panelled bath with chrome shower attachment. Spotlights to the ceiling, extractor fan and central heating radiator.



##### OUTSIDE

To the front is a paved path leading to the front door, small lawned garden and two off road parking space. To the rear is a lawned garden incorporating paved patio area, perfect for outdoor dining, enclosed by fencing with rear gate for bin access.



##### LEASEHOLD

The service charge is £160.00 [pa] and ground rent £140.00 [pa]. The remaining term of the lease is 985 years [2024]. A copy of the lease is held on our file at the Wakefield office.

##### COUNCIL TAX BAND

The council tax band for this property is C.

##### 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.