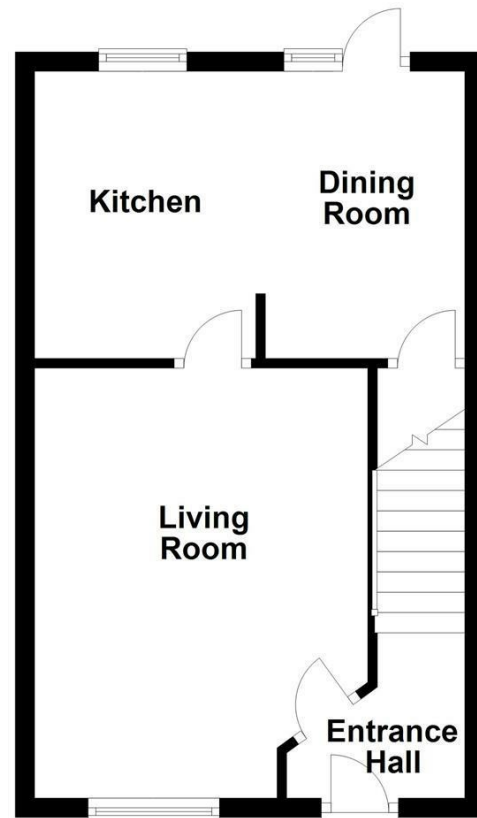


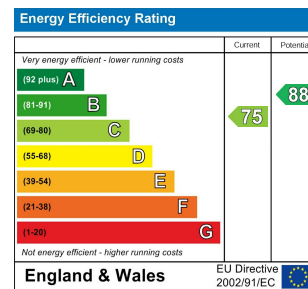
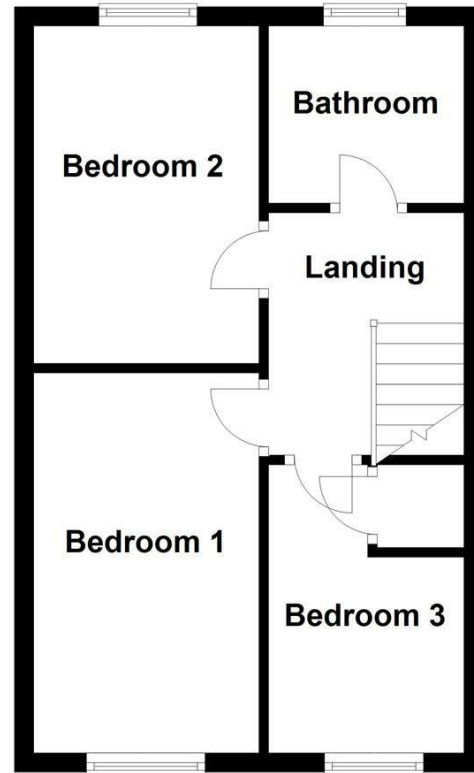


WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844

Ground Floor



First Floor



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.



7 Castle Hill, Wakefield, WF2 8YH

For Sale Freehold £185,000

Located on this modern development is this three bedroom mid terrace house benefiting from modern fitted kitchen, off road parking and low maintenance rear garden.

The accommodation comprises entrance hall, living room, kitchen with opening to the dining room. To the first floor there are three bedrooms and house bathroom/w.c.

Within walking distance of local amenities and within the catchment area of nearby schools such as Snapethorpe Primary and also nearby distance to Wakefield Grammar school and Queen Elizabeth Grammar school. Bus routes travel to and from Wakefield city centre and Dewsbury town centre. The M1 motorway is a short drive away ideal for those looking to travel further afield on a regular basis.

Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door, central heating radiator, stairs to the first floor landing and door to the living room.

LIVING ROOM

14'7" x 11'5" [max] x 8'3" [min] [4.46m x 3.49m [max] x 2.52m [min]]

UPVC double glazed window to the front, door to the kitchen and central heating radiator.



KITCHEN

9'9" x 7'6" [2.99m x 2.3m]

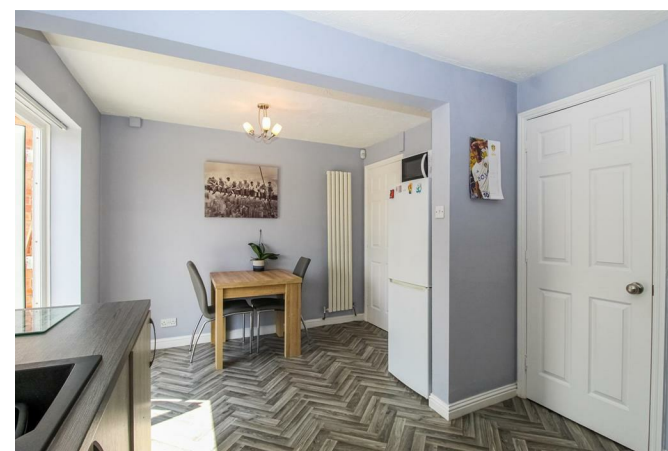
Range of modern wall and base units with laminate work

surface over, sink and drainer with mixer tap and tiled splash back. Five ring electric hob with extractor hood, integrated oven and integrated washing machine. An opening to the dining room, UPVC double glazed window to the rear.

DINING ROOM

6'10" x 9'8" [2.09m x 2.95m]

Space for a fridge/freezer, column central heating radiator, UPVC double glazed door to the rear garden and access to an understairs storage cupboard.



FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom. Loft access with pull down ladder to the boarded loft where the combi boiler is housed.

BEDROOM ONE

13'0" x 8'0" [3.97m x 2.44m]

Range of fitted wardrobes and storage units, central heating radiator and UPVC double glazed window to the front.



BEDROOM TWO

7'11" x 11'6" [2.43m x 3.53m]

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



BEDROOM THREE

6'8" x 9'9" [max] x 6'11" [min] [2.05m x 2.98m [max] x 2.11m [min]]

Access to an overstairs storage cupboard, UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.

6'2" x 6'7" [1.88m x 2.03m]

Spotlights to the ceiling, UPVC double glazed frosted window to the rear, chrome ladder style radiator, concealed cistern low flush w.c., wash basin built into storage unit with mixer tap and panelled bath with mixer tap and shower head attachment.



OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for two vehicles. To the rear is a low maintenance paved garden incorporating raised stone paved patio, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing with a gate to the rear. The vendor advises that the garden shed and trellis planter are included within the sale.



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.