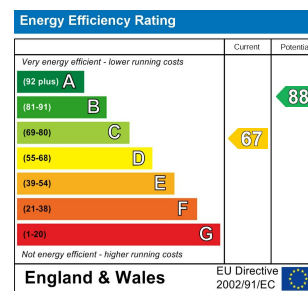
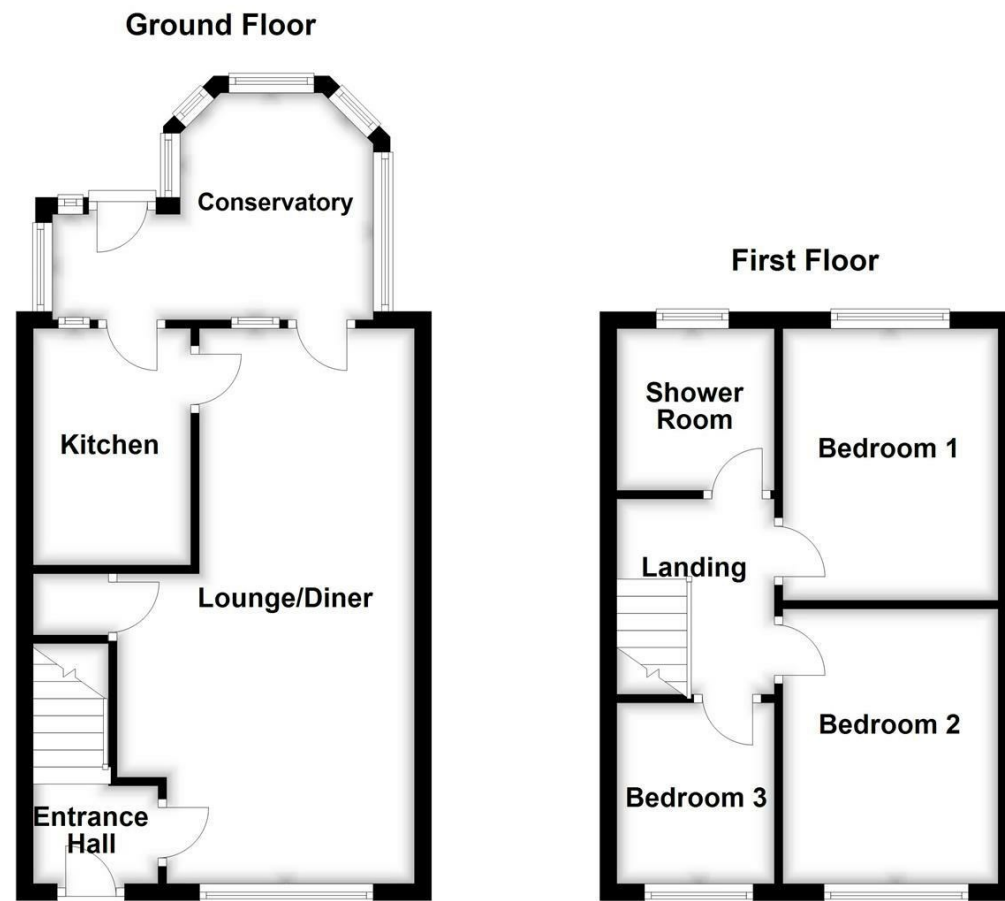




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**IMPORTANT NOTE TO PURCHASERS**

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.



**19 Gateways, Wakefield, WF1 2LZ**

**For Sale Freehold £190,000**

Ideal property for the first time buyer, couple or family looking to gain access to the property market with this three bedroom end town house benefitting from conservatory to the rear.

The accommodation fully comprises of the entrance hall, lounge/dining, kitchen and conservatory. Stairs to the first floor lead to three bedrooms and shower room/w.c. Outside, lawned gardens to the front and rear with the rear garden incorporating block paved patio area. In addition there is an off road parking space to the side of the property.

The property is well placed to local amenities including shops and schools with local bus routes nearby, as well as train station and the national motorway network.

Offered for sale with no chain involved, an early viewing comes highly recommended to avoid disappointment.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



## ACCOMMODATION

### ENTRANCE HALL

UPVC front entrance door, door to the lounge/diner, radiator and stairs to the first floor landing.

### LOUNGE/DINER

11'8" (max) x 7'11" (min) x 22'5" [3.57m (max) x 2.43m (min) x 6.85m]

Radiator, understairs storage, coving to the ceiling, gas fire with a brick surround, stone hearth and wooden mantle. UPVC double glazed window and to the side leading into the conservatory. Door into the kitchen.



### KITCHEN

6'4" x 9'7" [1.93m x 2.92m]

Wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, integrated oven and grill with four ring gas hob and filter hood above. Tiled splash backs, fully tiled floor, space for fridge/freezer, plumbing for a washing machine, drawers down the base units and UPVC double glazed window and door to the rear into the conservatory.

### CONSERVATORY

5'7" (min) x 10'7" (max) x 13'3" [1.72m (min) x 3.24m (max) x 4.04m]

UPVC double glazed on a brick built base, radiator, laminate floor and UPVC door to the rear garden.



### FIRST FLOOR LANDING

Loft access, doors to three bedrooms and the shower room.

### BEDROOM ONE

8'4" x 10'7" [2.56m x 3.23m]

UPVC double glazed window to the rear and radiator.



### BEDROOM TWO

10'10" x 8'5" [3.32m x 2.59m]

UPVC double glazed window to the front and radiator.



### BEDROOM THREE

7'1" x 6'7" [2.18m x 2.03m]

Small bulkhead over the stairs, radiator and UPVC double glazed window to the front.



### SHOWER ROOM/W.C.

5'9" x 6'2" [1.77m x 1.88m]

Low flush w.c., pedestal wash basin, corner shower cubicle with mixer shower, UPVC double glazed frosted window to the rear and laminate floor.



### OUTSIDE

To the front and rear are lawned gardens with the rear incorporating block paved patio area and timber decking. There is an off road parking space to the side of the property.



### 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.