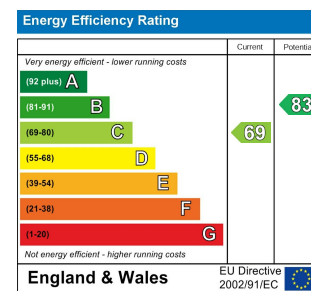
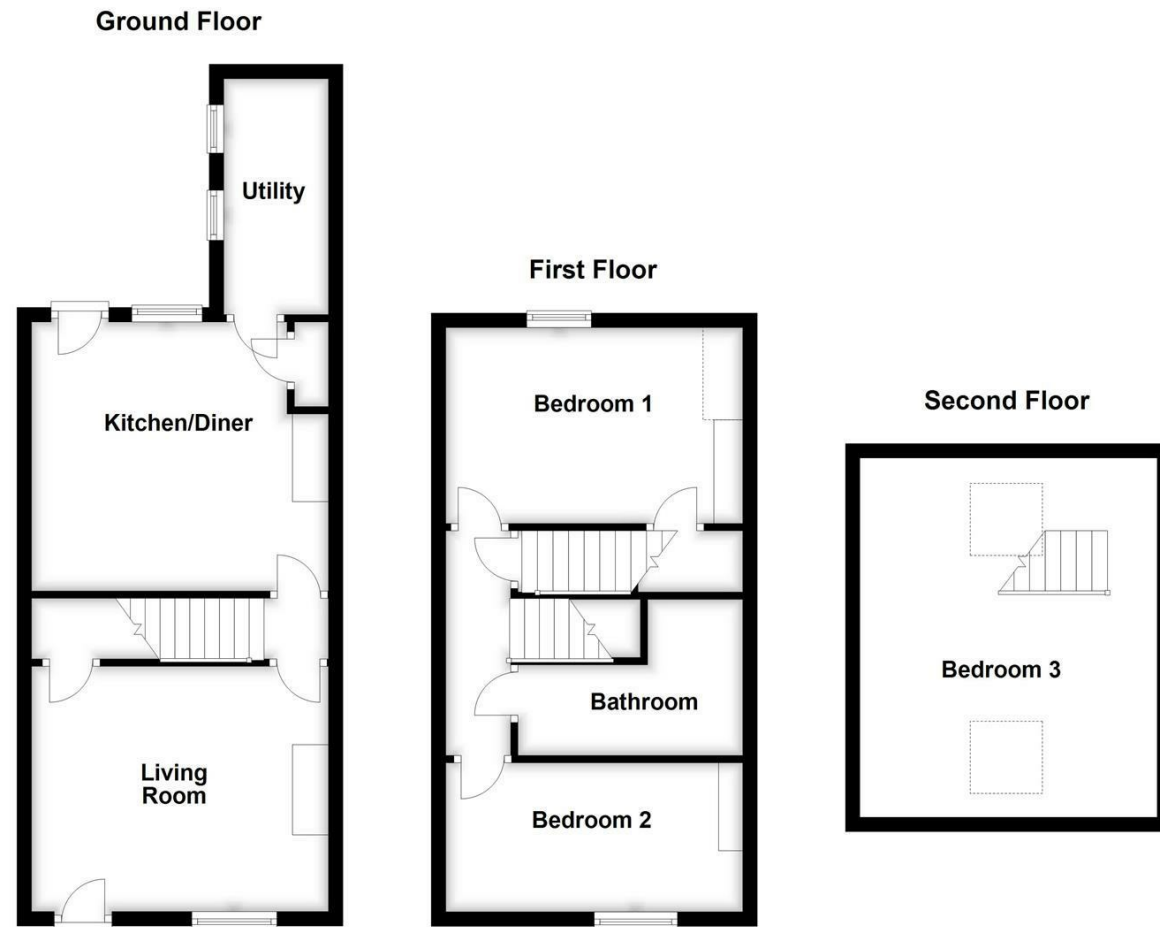




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



22 Plumpton Street, Wakefield, WF2 9RA

For Sale Freehold £125,000

Situated on the fringe of Wakefield city centre is this three bedroom mid terrace property with accommodation spanning over three floors benefitting from ample reception space and low maintenance rear courtyard.

The property briefly comprises of the living room, hallway leading to the kitchen/diner and separate utility room. The first floor landing leads to two bedrooms and the house bathroom/w.c. with stairs leading to the third bedroom. Outside to the rear is an enclosed low maintenance paved courtyard, ideal for outside entertaining.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network. Wakefield Westgate train station is only a short distance away, perfect for those looking to travel further afield.

An ideal home for the first time buyer, couple or small family looking to gain access to the property market and a viewing comes highly recommended.



ACCOMODATION

The property comprises a lounge with laminate flooring, dining kitchen with tiled floor and includes a cooker, useful utility room with plumbing for automatic washing machine.

On the first floor and two bedrooms and bathroom, and to the second floor is a converted double bedroom.

Outside to the rear is an enclosed yard with outhouse. On street parking to the front.

LIVING ROOM

13'6" [max] x 12'2" [min] x 11'1" [4.12m [max] x 3.73m [min] x 3.40m]

UPVC front entrance door, central heating radiator, coving to the ceiling, ceiling rose, door to an understairs storage cupboard and door to a further hallway. UPVC double glazed window to the front.



HALLWAY

Door to the kitchen/diner and stairs to the first floor landing.

KITCHEN/DINER

13'6" [max] x 11'10" [min] x 12'2" [4.12m [max] x 3.63m [min] x 3.73m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a gas cooker and space for a fridge/freezer. Door to the utility, UPVC double glazed window and door to the rear, central heating radiator, coving to the ceiling and access to a storage cupboard.

UTILITY

4'6" x 10'8" [1.38m x 3.27m]

Two UPVC double glazed window to the rear, space and plumbing for a washing machine and tumble dryer.

FIRST FLOOR LANDING

Doors providing access to two bedrooms and the bathroom with space saving steps to bedroom three.

BEDROOM ONE

12'3" x 9'3" [3.75m x 2.83m]

Access to an understairs storage cupboard, UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and access to a built in storage cupboard.



BEDROOM TWO

13'6" [max] x 12'3" [min] x 6'11" [4.14m [max] x 3.74m [min] x 2.13m]

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

BATHROOM/W.C.

10'4" x 7'1" [max] x 3'9" [min] [3.17m x 2.17m [max] x 1.15m [min]]

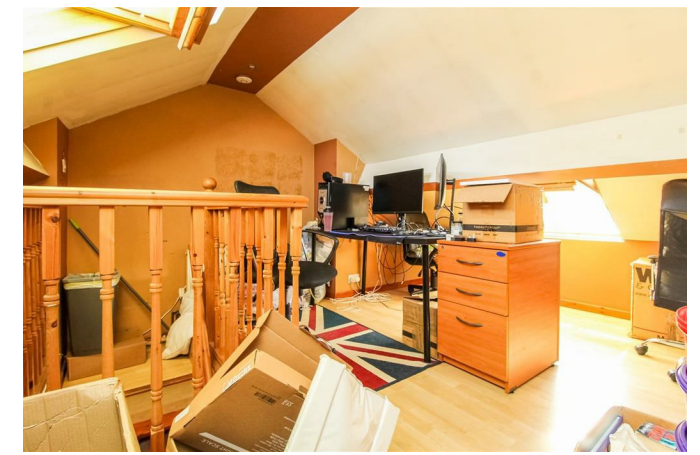
Coving to the ceiling, extractor fan, low flush w.c., ceramic wash basin built into storage unit and mixer tap, panelled bath with mixer tap and shower head attachment. Partially tiled.



BEDROOM THREE

16'5" [max] x 8'2" [min] x 13'5" [5.02m [max] x 2.49m [min] x 4.09m]

Two velux skylights, central heating radiator and spotlights to the ceiling.



OUTSIDE

To the rear is a low maintenance paved patio rear courtyard, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing with timber gate to the rear.



COUNCIL TAX BAND

The council tax band for this property is A.

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.