



WAKEFIELD
01924 291 294

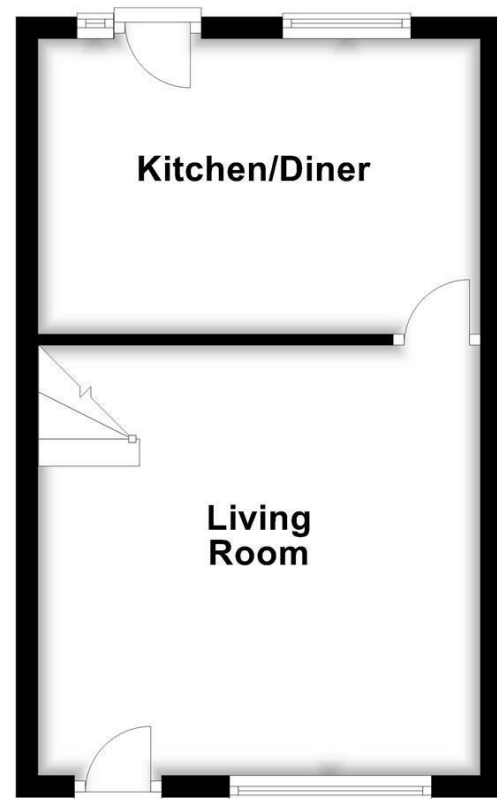
OSSETT
01924 266 555

HORBURY
01924 260 022

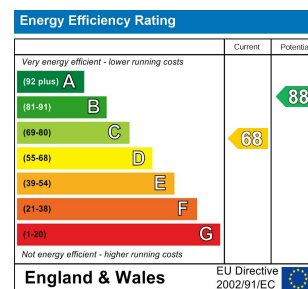
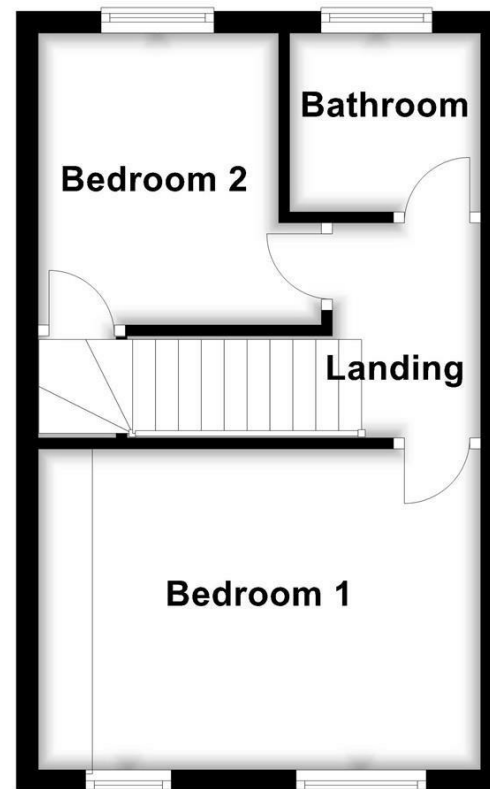
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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.



57 Springfield Grange, Wakefield, WF2 9QA

For Sale £135,000

Enjoying a cul-de-sac location is this two bedroom end town house benefitting good sized bedrooms, off road parking and low maintenance garden.

The property briefly comprises of spacious living room and fitted kitchen/diner. The first floor landing leads to two good sized bedrooms and three piece suite house bathroom/w.c. Outside, to the front of the property is a tarmac off road parking space in front of the attached single garage with a low maintenance slate front garden with paved pathway with steps leading to the front door. To the rear is a low maintenance garden with two paved patio areas, tiered into two sections with built in water feature pond, surrounded by timber panelled on all three sides.

This property would make an ideal purchase for a range of buyers, being aptly placed for local amenities such as shops and schools as well as transport links.

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



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ACCOMMODATION

LIVING ROOM

13'3" x 12'11" (4.06m x 3.95m)

UPVC double glazed front entrance door, UPVC double glazed window overlooking the front aspect, central heating radiator, coving to the ceiling, inset spotlights and staircase to the first floor landing. Door into the kitchen/diner.



KITCHEN/DINER

8'11" x 13'4" (2.72m x 4.07m)

Range of wall and base units with laminate work surface over and laminate splash back, stainless steel sink and drainer with mixer tap, space for a freestanding cooker,

space and plumbing for a washing machine and space for a fridge/freezer. Laminate tiled floor, downlights built into the wall cupboards, inset spotlights to the ceiling, central heating radiator and UPVC double glazed windows and door leading out to the rear garden.



FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom. Coving to the ceiling and loft access.

BEDROOM ONE

13'3" x 9'8" (4.05m x 2.95m)

Coving to the ceiling, UPVC double glazed windows overlooking the front elevation, range of fitted wardrobes to one wall and central heating radiator.



BEDROOM TWO

8'7" (max) x 7'3" (min) x 8'11" (2.64m (max) x 2.21m (min) x 2.74m)

Coving to the ceiling, UPVC double glazed window overlooking the rear elevation, central heating radiator and door providing access into a storage cupboard with wardrobe rails.



BATHROOM/W.C.

5'4" x 5'9" (1.65m x 1.76m)

Three piece suite comprising panelled bath with glass shower screen, mixer tap and pull out shower attachment, pedestal wash basin with mixer tap and low flush w.c. Fully tiled walls, UPVC double glazed frosted window overlooking the rear elevation and central heating radiator.



OUTSIDE

To the front of the property is a tarmac off road parking space in front of the attached single garage with manual up and over door, power and light within. There's a low maintenance slate front garden with paved pathway with steps leading to the front door. A paved pathway leads down the side of the garage and timber gate accessing the enclosed rear garden. To the rear is a low maintenance garden with two paved patio areas, tiered into two sections with built in water feature pond and planted border with slate edges, surrounded by timber panelled on all three sides.



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.