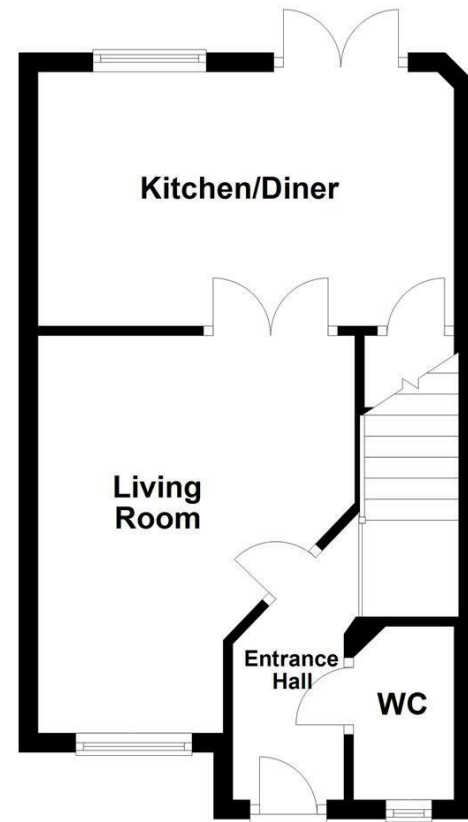


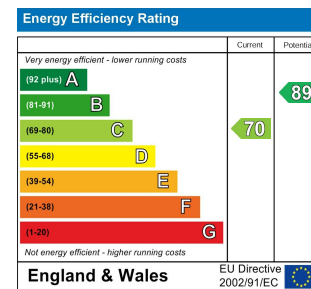
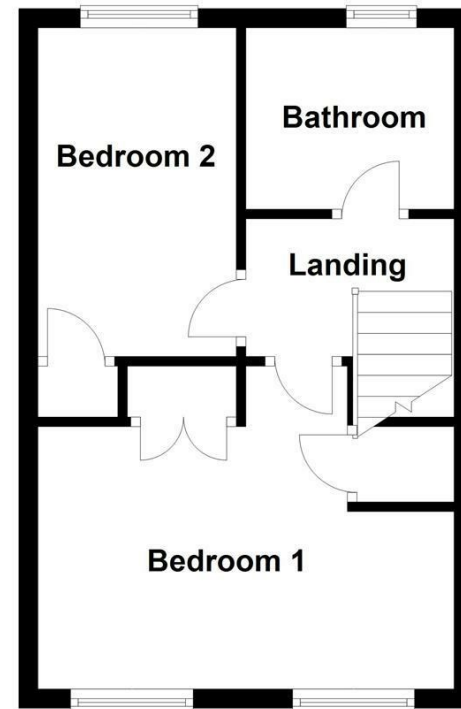


**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844

**Ground Floor**



**First Floor**



**23 Mill Chase Gardens, Wakefield, WF2 9SP**

**For Sale Freehold £169,950**

Nestled in a cul-de-sac location is this two bedroom mid town house, ideal for a range of buyers benefitting from spacious reception space and off road parking.

The property briefly comprises of the entrance hall, downstairs w.c., living room and kitchen/diner. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front of the property has a lawned garden and driveway providing off road parking for one vehicle. To the rear is a lawned garden with raised decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing with rear timber gate.

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

Offered for sale with no chain and vacant possession, an ideal home for the first time buyer, couple or small family and a viewing comes highly recommended.

**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.



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



## ACCOMMODATION

### ENTRANCE HALL

Frosted front entrance door, central heating radiator, stairs to the first floor landing and doors to the living room and downstairs w.c.

### W.C.

2'9" x 5'3" [max] x 4'2" [min] [0.86m x 1.62m [max] x 1.29m [min]]  
UPVC double glazed frosted window to the front, central heating radiator, low flush w.c., wall mounted wash basin with tiled splash back.

### LIVING ROOM

11'1" x 13'5" [max] x 7'11" [min] [3.39m x 4.1m [max] x 2.43m [min]]  
Set of double doors to the kitchen/diner, two central heating radiators, UPVC double glazed window to the front and an electric fireplace with marble heart, surround and laminate mantle.



### KITCHEN/DINER

8'9" x 14'2" [2.67m x 4.32m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob with extractor hood above, integrated oven, space and plumbing for a washing machine and fridge/freezer. Central heating radiator, set of UPVC double glazed French doors to the rear garden, UPVC double glazed window to the rear and door to the understairs storage cupboard.



### FIRST FLOOR LANDING

Loft access and doors to two bedrooms and the house bathroom.

### BEDROOM ONE

14'3" x 11'10" [max] x 5'2" [min] [4.35m x 3.61m [max] x 1.58m [min]]  
Two UPVC double glazed windows to the front, access to two storage cupboards ideal for wardrobe space and central heating radiator.



### BEDROOM TWO

7'7" x 10'5" [2.33m x 3.2m]

UPVC double glazed window to the rear, central heating radiator and access to a storage cupboard.



### BATHROOM/W.C.

5'5" x 6'3" [1.66m x 1.92m]

UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., pedestal wash basin and panelled bath with shower head attachment. Fully tiled walls and floor.



### OUTSIDE

To the front of the property the garden is a lawned garden and tarmac driveway providing off road parking for one vehicle. To the rear is a lawned garden with pebbled border and raised decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing with a rear timber gate.



### 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.