



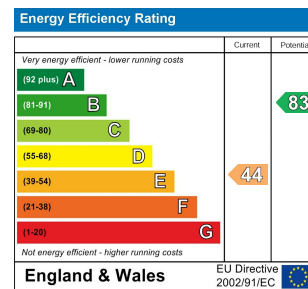
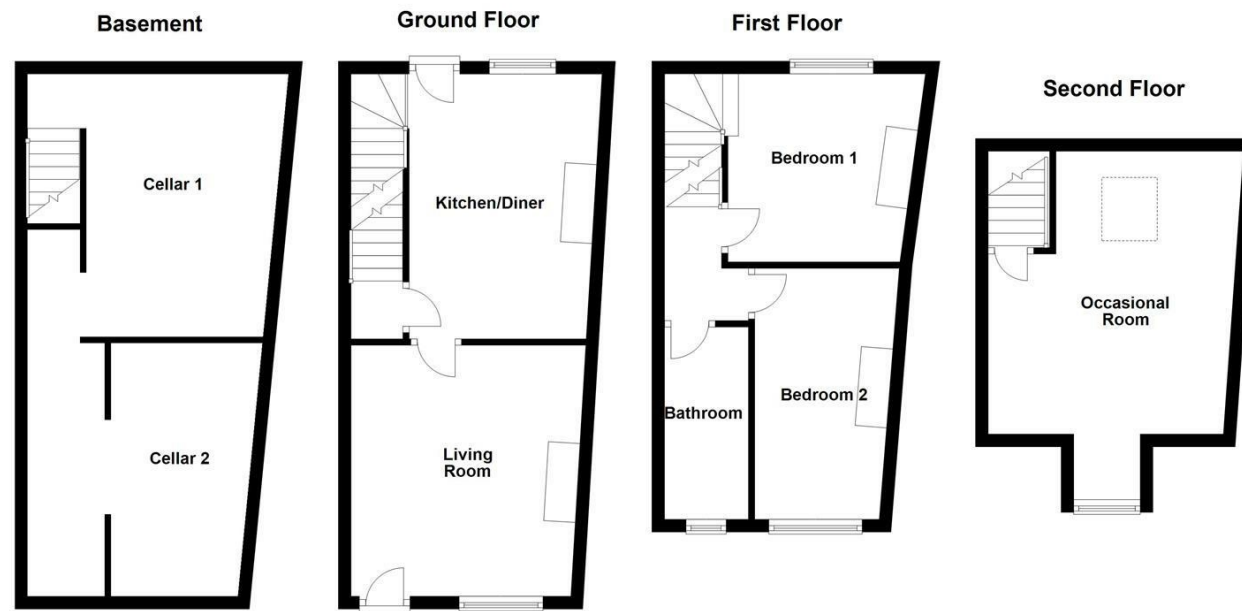
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OSSETT  
01924 266 555

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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.



**15 Jessop Street, Wakefield, WF2 7RP**

**For Sale Freehold £175,000**

Situated in Wakefield is this two bedroom end terrace property, superbly presented throughout and benefiting from well proportioned accommodation spanning over three floors. The property has two good size bedrooms, which are furthered by a loft occasional room. An enclosed rear garden, this property deserves an early viewing.

The accommodation briefly comprises living room, kitchen diner, cellar rooms, first floor landing, two bedrooms and the house bathroom/w.c. Bedroom one leads to the occasional loft room with storage eaves. To the front of the property there is on street parking and to the rear there is an attractive enclosed rear garden, which incorporates lawn with both paved and raised paved patio areas ideal for outdoor dining and entertaining purses. The garden is enclosed by timber fencing with timber gate.

This property would make an ideal purchase for a range of buyers looking in the Wakefield area, especially the first time buyer and small families, as it is ideally located for shops and schools as well as transport links.

An early viewing is highly recommended to avoid disappointment.



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## ACCOMMODATION

### LIVING ROOM

12'6" x 12'1" max x 10'8" min [3.83m x 3.69m max x 3.27m min]  
UPVC front entrance door with frosted and stained glass panes. Door into the kitchen diner, anthracite UPVC double glazed window to the front, central heating radiator, alcove units either side of the chimney breast built in, decorative fireplace with stone hearth, exposed brick surround and wooden mantle.



### KITCHEN DINER

12'8" x 9'9" max x 6'11" min [3.88m x 2.99m max x 2.13m min]  
Anthracite UPVC double glazed window to the rear, composite door with frosted glass pane leading to the

rear garden, access to the cellar, stairs providing access to the first floor landing. Ideal combi boiler. Central heating radiator, spotlighting to the ceiling, a range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, tiled splashback, breakfast bar with laminate work surface over, integrated four ring gas hob with extractor above, integrated oven, integrated undercounter fridge, integrated slimline dishwasher.

### CELLAR

#### CELLAR ONE

9'9" x 12'5" [2.99m x 3.8m]  
Central heating radiator, power and lighting.

#### CELLAR TWO

12'8" x 12'0" max x 4'6" min [3.87m x 3.67m max x 1.38m min]  
Power, electric and gas meters.

### FIRST FLOOR LANDING

Doors leading to the bedrooms and the house bathroom/w.c. Fitted storage cupboards.

### BATHROOM/W.C.

4'9" x 9'6" [1.47m x 2.9m]  
Frosted Anthracite UPVC double glazed window, chrome ladder style central heating radiator, concealed cistern low flush w.c., ceramic wash basin built into a storage unit with storage below and mixer tap. Panelled bath with

mixer tap and electric shower head attachment with shower screen. Partial tiling, spotlights to the ceiling.



### BEDROOM ONE

12'1" x 9'11" max x 8'1" min [3.69m x 3.03m max x 2.47m min]  
Stairs providing access to the occasional room. Anthracite UPVC double glazed window to the rear, central heating radiator.



### BEDROOM TWO

12'8" x 6'10" max x 5'3" min [3.88m x 2.1m max x 1.61m min]  
Anthracite UPVC double glazed window to the front, central heating radiator.



### OCCASIONAL ROOM

11'1" x 18'3" max x 10'2" min [3.4m x 5.57m max x 3.1m min]  
Central heating radiator, spotlights to the ceiling, exposed beams to the ceiling, fitted wardrobes, partial exposed brick, access to storage eaves, Anthracite UPVC double glazed window to the front, Velux skylight to the rear.



### EXTERNALLY

To the front there is on street parking. To the rear the garden is mainly laid to lawn and does incorporate a paved and a raised paved patio area perfect for outdoor dining and entertaining purposes. The garden is enclosed by timber fencing with a timber gate.



### COUNCIL TAX BAND

The council tax band for this property is A

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.