



WAKEFIELD  
01924 291 294

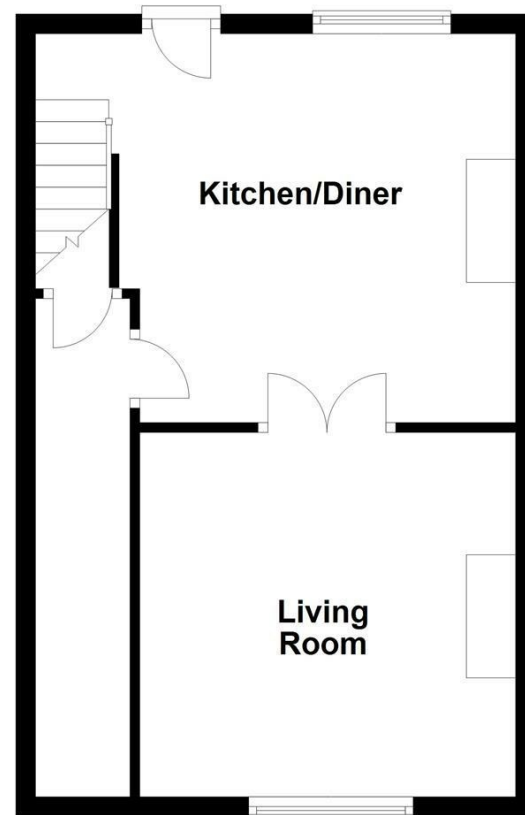
OSSETT  
01924 266 555

HORBURY  
01924 260 022

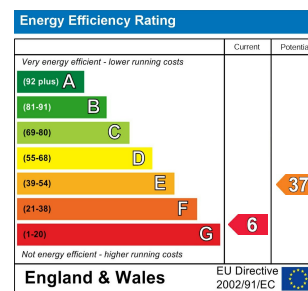
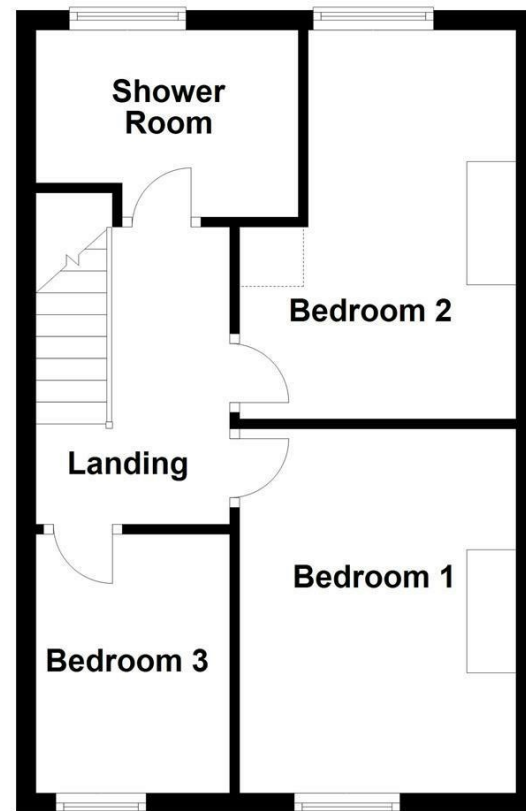
NORMANTON  
01924 899 870

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.



## 475 Leeds Road, Newton Hill, Wakefield, WF1 2JD

### For Sale Freehold Asking Price £170,000

Situated in Newton Hill is this three bedroom end terrace property providing spacious accommodation throughout, off road parking and front and rear gardens.

The property briefly comprises of entrance hall, kitchen/diner and living room. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front gated access leads to a lawned garden with paved pathway to the front and side. To the rear is an enclosed garden with lawn with two paved patio areas. Double gates lead to an off street parking space.

The property is ideally located for all local shops and amenities including schools with Pinderfields Hospital and Wakefield city centre being only a short distance away. For those looking to travel further afield for work, Outwood train station is nearby.

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



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door, doors through to the kitchen/diner and understairs storage cupboard.

### KITCHEN/DINER

12'11" x 16'1" (max) x 10'11" (min) [3.94m x 4.92m (max) x 3.35m (min)]

Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Space for an electric cooker, space for a washing machine and space for a fridge/freezer. UPVC double glazed window and frosted door to the rear, set of double doors to the living room, coving to the ceiling, stairs to the first floor landing and two radiators.



### LIVING ROOM

12'1" x 12'6" (max) x 11'3" (min) [3.7m x 3.82m (max) x 3.45m (min)]

UPVC double glazed window to the front, dado rail, coving to the ceiling, ceiling rose, radiator and decorative fireplace with tiled hearth, exposed brick style surround and wooden mantle.



### FIRST FLOOR LANDING

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

### BEDROOM ONE

12'2" x 10'3" (max) x 8'2" (min) [3.72m x 3.14m (max) x 2.5m (min)]

UPVC double glazed window to the front and radiator.



### BEDROOM TWO

10'2" x 12'11" (max) x 4'7" (min) [3.12m x 3.94m (max) x 1.41m (min)]

UPVC double glazed window to the rear, two sets of fitted wardrobes, access to a storage cupboard housing the boiler and radiator.



### BEDROOM THREE

6'5" x 8'7" (1.97m x 2.63m)

UPVC double glazed window to the front, radiator and wall mounted heater.



### SHOWER ROOM/W.C.

5'11" x 8'2" (max) x 5'1" (min) [1.81m x 2.49m (max) x 1.56m (min)]

Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and shower cubicle with shower head

attachment. UPVC double glazed frosted window to the rear, radiator, partially tiled and dad rail.



## OUTSIDE

To the front of the property is a cast iron gate providing access to the lawned garden with planted bed border incorporating mature shrubs and a paved pathway to the front door and round the side of the property. To the rear is a lawned garden with planted border and two paved patio areas, perfect for outdoor dining and entertaining with a concrete pathway leading to the rear, fully enclosed by walls and timber fencing. A set of double iron gate provide access to a paved parking space.



## 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.