



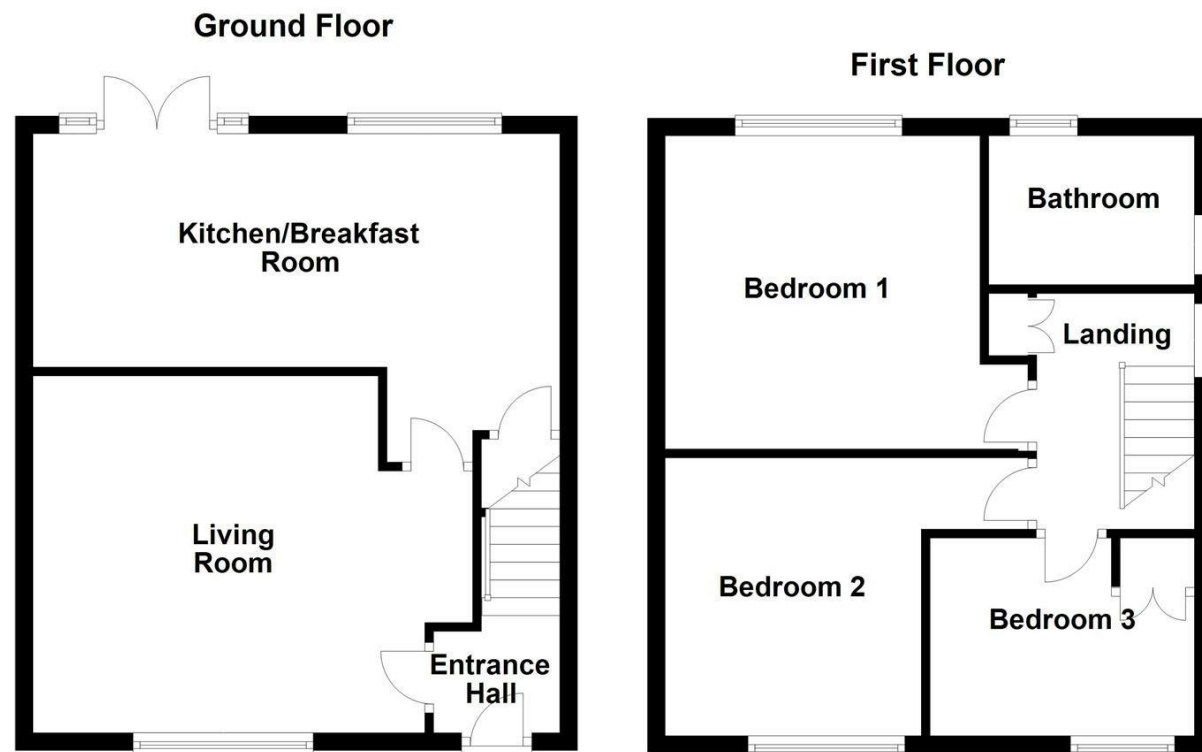
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



40 Handsworth Road, Wakefield, WF2 7PG

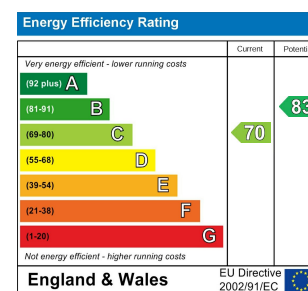
For Sale Freehold Offers Over £230,000

A semi detached house with three bedrooms and has been renovated to a high standard throughout with a modern house bathroom and contemporary kitchen breakfast room, low maintenance front gardens with off road parking furthered by a detached double garage. UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, spacious living room, kitchen breakfast room with large breakfast bar and integrated appliances, first floor landing, three bedrooms and the house bathroom/w.c. Outside there are low maintenance gardens to the front and rear, shared driveway to the side leading to the double detached garage as well as off road parking.

Conveniently located for amenities such as supermarkets, schools such as Kettlethorpe High School and shops. Local bus routes travel on a regular basis into Wakefield and for those looking to travel further afield Junction 39 of the M1 motorway is nearby. More scenic locations such as Newmillerdam country park and Pugneys water park are also nearby.

An internal inspection is highly recommended.



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.

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



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, laminate flooring, central heating radiator, staircase with handrail leading to the first floor landing, inset spotlights to the ceiling, door to the living room.

LIVING ROOM

16'4" x 14'9" max x 10'11" min [4.99m x 4.50m max x 3.35m min]
Laminate flooring, central heating radiator, UPVC double glazed window to the front, inset spotlights to the ceiling, door into the modern kitchen breakfast room.



KITCHEN BREAKFAST ROOM

19'8" x 11'0" max x 7'1" min [6m x 3.36m max x 2.18m min]
A range of wall and base high gloss units with laminate work surface over, large breakfast bar, Porcelain tiled floor, integrated

ridge and freezer, integrated AEG oven and grill with AEG ceramic hob and cooker hood over, plumbing for a washing machine, space for a dryer, UPVC double glazed window to the rear, inset spotlights to the ceiling, UPVC double glazed French doors with window panes to either side, combi condensing boiler housed within a cupboard, stainless steel sink and drainer with mixer tap, door into the understairs storage cupboard, LED stripped lighting to the wall cupboards, LED lighting to the plinths and under the counter.



FIRST FLOOR LANDING

Glass balustrade, UPVC double glazed window to the side, loft access, inset spotlights to the ceiling, doors leading to the bedrooms and modern bathroom/w.c. Double storage cupboard with shelving.

HOUSE BATHROOM/W.C.

5'4" x 7'7" [1.64m x 2.32m]
L-shaped panelled bath with shower screen, waterfall mixer tap and pull out wall mounted shower attachment. Pedestal wash basin with chrome waterfall mixer tap, low flush w.c. and tiled walls, tiled floor, chrome ladder style radiator, UPVC cladding

with inset spotlights to the ceiling, UPVC double glazed frosted window to the side, UPVC double glazed frosted window to the rear and wall mounted extractor fan.



BEDROOM ONE

11'8" x 11'9" min x 13'5" max [3.56m x 3.59m min x 4.10m max]
Inset spotlights to the ceiling, UPVC double glazed window to the rear, central heating radiator.



BEDROOM TWO

9'5" x 10'5" plus walk in area [2.89m x 3.19m plus walk in area]
UPVC double glazed window to the front, inset spotlights to the ceiling and central heating radiator.



BEDROOM THREE

9'11" x 7'4" max x 5'2" min [3.03m x 2.26m max x 1.59m min]
Inset spotlights to the ceiling, UPVC double glazed window to the front, built in double wardrobe with shelving.

OUTSIDE

To the front of the property there is a low maintenance artificial lawn, paved pathway to the entrance door and fenced surrounds. Lighting to the front and rear facias and side lighting. Double cast iron gate provides access onto a shared driveway to the side, which is paved and leads to the detached double garage with electric roller door, power and light. A low maintenance paved rear garden, which is tiered into two paved sections with fenced surrounds. Outside sensor lighting and outside water lighting.



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.