



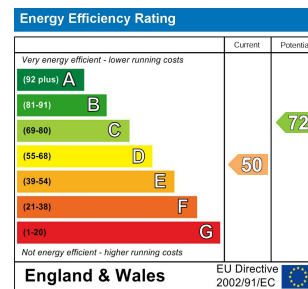
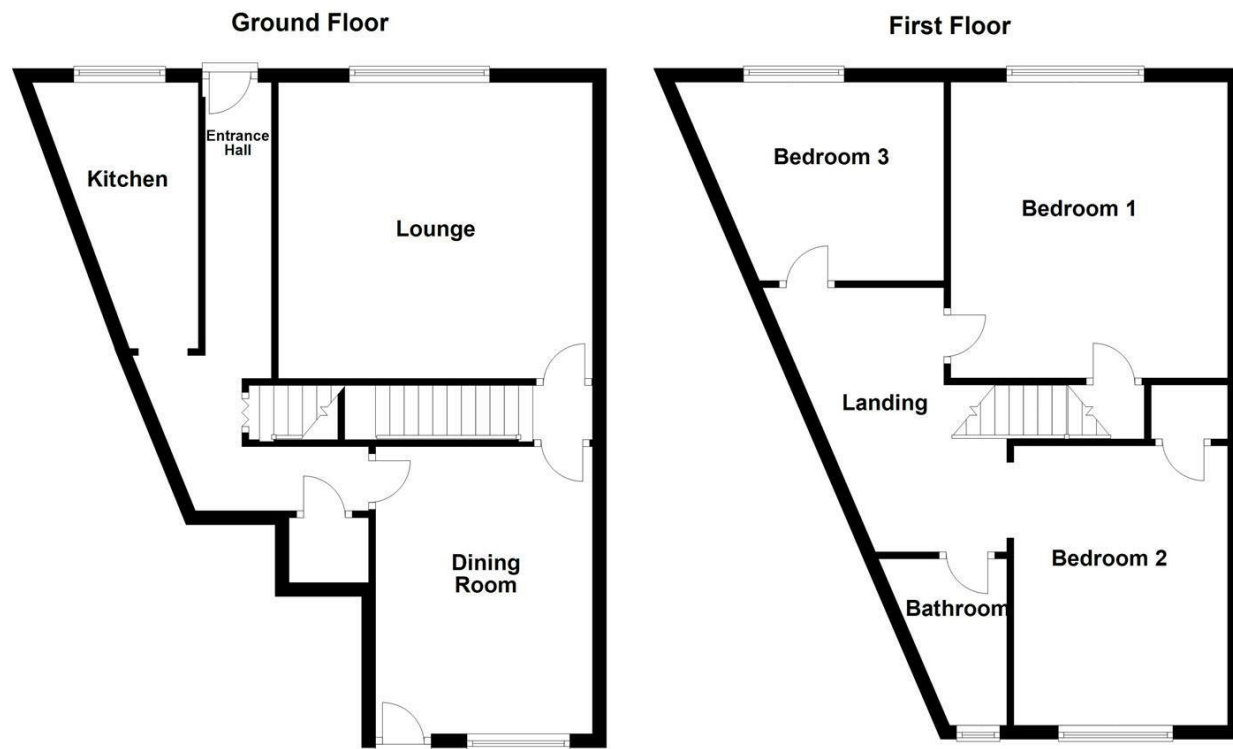
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.



19 Wauchope Street, Wakefield, WF2 8DX

For Sale Freehold Offers Over £175,000

Deceptive from the main roadside is this spacious double fronted three bedroom end terrace property benefitting from UPVC double glazing and gas central heating.

The property briefly comprises of entrance hall, kitchen, lounge, separate dining room and cellar. Stairs to the first floor lead to three well proportioned bedrooms and main house bathroom/w.c. Outside, there is on street permit parking to the front and low maintenance flagged garden to the rear.

The property is well placed to local amenities including shops and schools. Thornes Park is only minutes away and Wakefield city centre is within walking distance.

An ideal home for the first time buyer, couple or family looking to gain access onto the property market and a viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, two radiators, laminate floor and folding door leading down to the cellar. Access to the boiler cupboard, kitchen, dining room and lounge.

LOUNGE

14'0" x 11'8" [4.28m x 3.56m]

UPVC double glazed window to the front, radiator, laminate floor, coving to the ceiling, picture rail and door to the inner hallway.



INNER HALLWAY

Stairs to the first floor landing and door to the dining room.

DINING ROOM

13'8" x 12'2" [4.19m x 3.72m]

UPVC double glazed window and door to the rear, radiator, laminate floor, picture rail and gas fire on an attractive surround.



KITCHEN

9'6" x 4'5" [min] x 8'4" [max] [2.92m x 1.36m [min] x 2.56m [max]]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer taps, space for a cooker, space for dishwasher, space for fridge and freezer. UPVC double glazed window to the front and radiator.

FIRST FLOOR LANDING

Loft access, radiator and doors to three bedrooms and the bathroom.

BEDROOM ONE

16'0" x 14'1" [4.88m x 4.31m]

Laminate floor, two radiators and two UPVC double glazed windows to the front.



BEDROOM TWO

9'8" x 13'9" [2.97m x 4.20m]

UPVC double glazed window to the rear, radiator and laminate floor. Door to the storage cupboard.



BEDROOM THREE

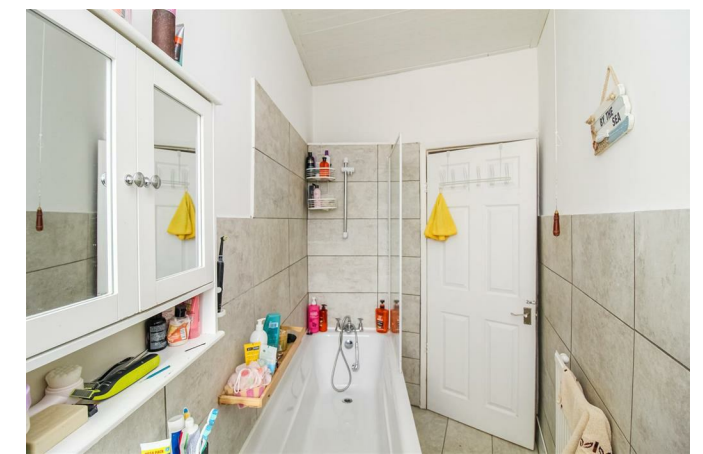
8'7" [min] x 12'4" [max] x 9'7" [2.62m [min] x 3.76m [max] x 2.94m]

UPVC double glazed window to the front, radiator and laminate floor.

BATHROOM/W.C.

10'9" x 5'11" [max] x 2'0" [min] [3.28m x 1.81m [max] x 0.61m [min]]

Three piece suite comprising panelled bath with mixer shower over, low flush w.c. and pedestal wash basin. Part tiled walls, fully tiled floor, UPVC double glazed frosted window to the rear and radiator.



OUTSIDE

There is on street permit parking to the front. To the rear is a low maintenance flagged garden with concrete sectional outhouse and gated access.



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.