



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.



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



25 Fernleigh Court, Wakefield, WF2 8SJ

For Sale Freehold £180,000

Situated close to Wakefield city centre is this superbly presented two bedroom semi detached property benefitting from modern kitchen and bathroom (installed in 2020), rear driveway parking and detached garage.

With UPVC double glazing (new windows and doors installed in 2020) and gas central heating, the property briefly comprises of entrance porch, living room, kitchen/diner. The first floor landing provides access to two bedrooms and family bathroom/w.c. Externally there is a lawned garden to the front and split garden to the rear with decked seating area and corner artificial lawned searing area. There is rear driveway parking for one vehicle and detached garage.

The property is ideally located for all local shops and amenities that Wakefield city centre has offer. Wakefield Westgate train station is only a short distance away, perfect for those looking to commute further afield.

Done to a superb standard and ready to move into, a viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

Entrance door and further door leading through to the living room.

LIVING ROOM

14'3" x 11'9" [4.36m x 3.59m]

UPVC double glazed bay window to the front elevation, central heating radiator and spotlights to the ceiling. Door leading through to the kitchen/diner.



KITCHEN/DINER

11'8" x 8'0" [3.57m x 2.45m]

UPVC double glazed window and door to the rear elevation. Modern fitted kitchen with an array of wall and

base units with laminate work tops. Integrated oven, induction hob with splash back and cooker hood. Stainless steel sink and drainer with mixer tap, integrated fridge/freezer, space for a washing machine, breakfast bar and central heating radiator.



FIRST FLOOR LANDING

Access to two bedrooms and family bathroom. Built in storage cupboard.

BEDROOM ONE

11'7" x 8'7" [3.55m x 2.62m]

UPVC double glazed window to the front elevation, central heating radiator and built in overstairs storage cupboard.



BEDROOM TWO

10'8" x 5'8" [3.27m x 1.74m]

UPVC double glazed window to the rear elevation, central heating radiator and spotlights to the ceiling. Currently used as a home office.



BATHROOM/W.C.

7'8" x 5'9" [2.34m x 1.77m]

Three piece suite comprising wall mounted shower over the bath, vanity wash hand basin with mixer tap and low flush w.c. Ladder style radiator, spotlights to the ceiling and UPVC double glazed frosted window to the rear elevation.



OUTSIDE

To the front is a lawned garden with bush and shrubbery border. To the rear the property has a decked seating with seating area and corner artificial lawned seating area. There is driveway parking to the rear and garage with up and over door.



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.