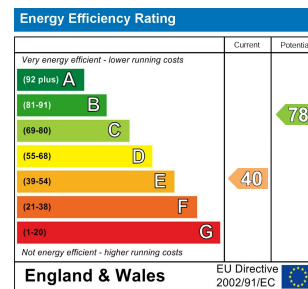




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



15 Benjamin Street, Wakefield, WF2 9AN

For Sale Freehold £150,000

Deceptive from the roadside is this spacious three bedroom mature mid terrace benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, lounge, separate dining room/sitting room, kitchen, cellar, first floor landing, three bedrooms and spacious bathroom/w.c. Outside there is on street permit parking to the front and to the rear a good size low maintenance flagged garden.

The property is well placed to amenities including shops and schools, local bus routes nearby and not far from the town centre. An ideal home for the first time buyer, couple or investor. An internal viewing is recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, laminate flooring, radiator, stairs to the first floor landing, doors to the lounge and separate dining room.

LOUNGE

11'6" x 11'8" [3.51m x 3.57m]

Gas fire, UPVC double glazed window to the front, radiator, laminate flooring.



DINING ROOM

12'9" x 15'5" [3.91m x 4.72m]

UPVC double glazed window to the rear, gas fire, laminate flooring, door leading to the cellar room and door to the kitchen.

KITCHEN

11'9" x 7'0" [3.59m x 2.14m]

Wall and base units with work surface over, stainless steel sink and drainer with mixer tap, UPVC double glazed window to the rear, UPVC door to the side, plumbing for washing machine, space for fridge and freezer, space for cooker, radiator.



FIRST FLOOR LANDING

Doors to three bedrooms and bathroom/w.c.

BEDROOM ONE

11'11" x 9'4" [3.65m x 2.86m]

UPVC double glazed window to the rear, radiator.



BEDROOM TWO

8'8" x 11'9" [2.66m x 3.59m]

UPVC double glazed window to the front, radiator.



BEDROOM THREE

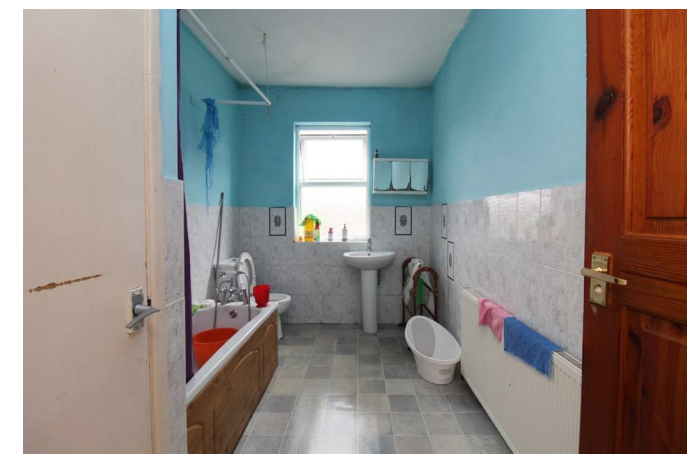
6'5" x 11'10" plus walk in area [1.97m x 3.61m plus walk in area]

UPVC double glazed window to the front, radiator, storage cupboard.

BATHROOM/W.C.

11'6" x 7'1" [3.51m x 2.16m]

UPVC double glazed frosted window to the rear, low flush w.c., wash basin over pedestal, part tiled walls, panelled bath, airing cupboard, radiator and tiled effect floor.



OUTSIDE

On street parking to the front and a low maintenance flagged garden to the rear.



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.