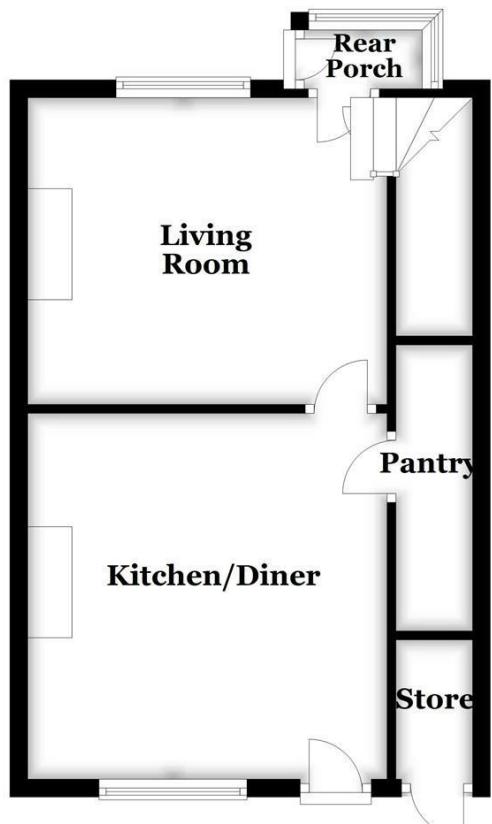
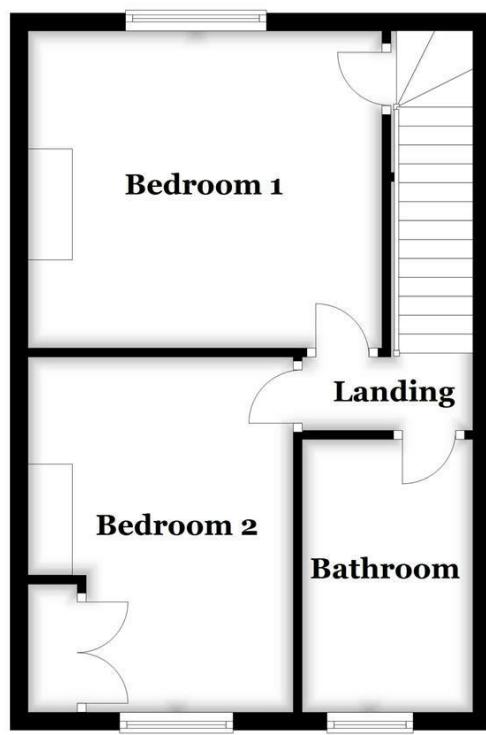


## Ground Floor



## First Floor



### IMPORTANT NOTE TO PURCHASERS

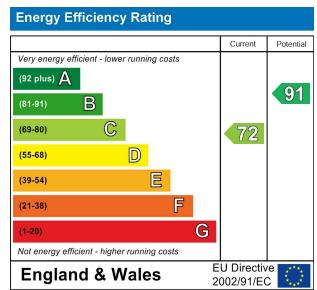
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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  
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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.



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## 5 Binks Street, Wakefield, WF1 3EY

For Sale Freehold £149,950

A spacious two bedroom mid terrace house benefitting from off road parking and enclosed rear garden located in the sought after area of Outwood.

The accommodation comprises a spacious kitchen/diner, living room and rear porch. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside is a block paved parking space, shared driveway and shed. To the rear is an enclosed lawned garden with paved seating area and shed.

The property is located within walking distance of the shops and schools in Outwood. Local bus routes travel regularly to Wakefield and Leeds. The M1/M62 motorway network is only a short drive away.

An internal inspection will reveal all that is on offer at this home and an early viewing is highly recommended.

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## ACCOMMODATION

### KITCHEN/DINER

13'3" x 13'2" [4.06m x 4.02m]

Range of base units with laminate work surface over, stainless steel sink and drainer, space and plumbing for a washing machine, space for a freestanding oven and grill, space for a freestanding fridge/freezer. New condensing regular boiler (installed in Feb 2024), original creole to the ceiling, central heating radiator, ceiling rose and stone surround with tiled mantle above. Composite front entrance door, UPVC double glazed sunlight, UPVC double glazed window overlooking the front aspect. Doors to the living room and pantry cupboard.



### LIVING ROOM

11'3" x 13'5" [3.45m x 4.09m]

UPVC double glazed window overlooking the rear aspect, laminate floor, two central heating radiators, solid wooden door to the rear porch and door housing staircase to the first floor landing.



### REAR PORCH

2'1" x 4'2" [0.64m x 1.28m]

Timber door with two single glazed windows.

### FIRST FLOOR LANDING

Solid wooden floor and doors to two bedrooms and the house bathroom.

### BATHROOM/W.C.

10'3" x 6'3" [3.14m x 1.93m]

Three piece suite comprising panelled bath with electric shower over, pedestal wash basin and low flush w.c. Partially tiled walls, UPVC double glazed frosted window overlooking the front elevation and central heating radiator.



### BEDROOM ONE

11'2" x 13'4" [3.42m x 4.07m]

UPVC double glazed window overlooking the rear elevation, central heating radiator, solid wooden floor and door to a space for clothes with loft access and fixed shelving.



### BEDROOM TWO

8'9" x 13'3" [2.67m x 4.05m]

Solid wooden floor, UPVC double glazed window overlooking the front elevation, central heating radiator and built in double doored storage cupboard with fixed shelving.



### OUTSIDE

To the front is a block paved parking space and shared driveway. To the rear is an attractive lawned garden with paved seating area, planted borders, timber shed and privet hedges, surrounded by timber fencing.



### 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.