



WAKEFIELD
01924 291 294

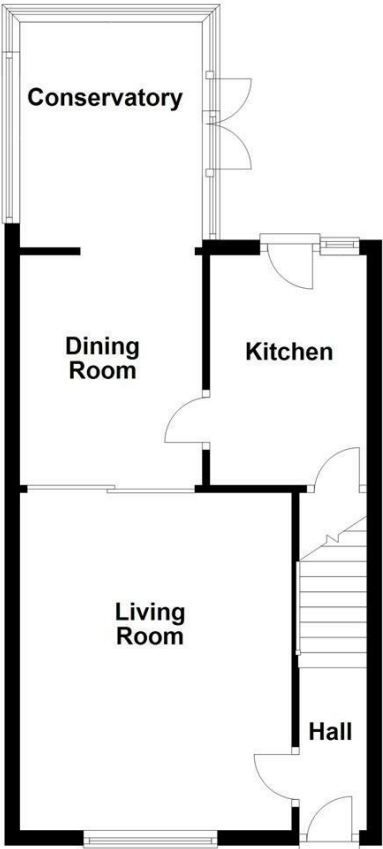
OSSETT
01924 266 555

HORBURY
01924 260 022

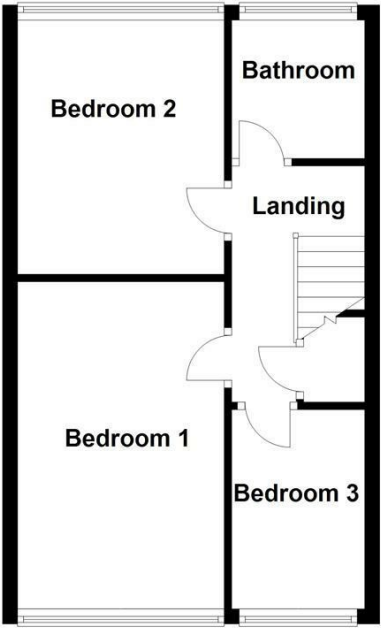
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

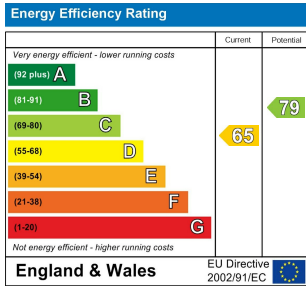


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

31 Newland Court, Wakefield, WF1 5AG
For Sale Freehold £180,000

A fantastic opportunity to purchase this spacious three bedroom mid town house with close proximity to transport links. The property is well presented and would suit a wide range of buyers including first time buyer, couples or those looking to downsize.

The property briefly comprises of the entrance vestibule, living room, dining room, kitchen and conservatory. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside there are paved areas to the front and rear with a timber gate to the rear. There is a separate garage providing off street parking.

The property is ideally located for all local shops and amenities with main bus routes nearby running to and from Wakefield city centre. Sandal & Agbrigg train station is only minutes away, perfect for those looking to travel to Leeds and Sheffield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE VESTIBULE

2'11" x 8'7" (0.89m x 2.63m)

Composite front entrance door and central heating radiator.

LIVING ROOM

11'9" x 14'10" (3.6m x 4.53m)

Electric fire with hearth and surround, UPVC double glazed windows to the front, central heating radiator and sliding door leading to the conservatory.



DINING ROOM

7'10" x 10'1" (2.39m x 3.08m)

Central heating radiator, opening into the conservatory and door to the kitchen.



KITCHEN

10'0" x 6'9" (3.06m x 2.06m)

Range of fitted wall and base units with laminate work surface over and tiled splash back, space and plumbing for a washing machine, space for a freestanding oven with gas hob, UPVC double glazed window to the rear and understairs storage cupboard.

CONSERVATORY

7'8" x 9'10" (2.35m x 3.0m)

UPVC double glazed windows to all aspects and UPVC double glazed French doors to the rear garden.



FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom. Loft access.

BEDROOM ONE

14'0" x 8'11" (4.27m x 2.72m)

UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO

11'2" x 8'10" (3.42m x 2.71m)

UPVC double glazed window to the rear, central heating radiator and built in wardrobes to one wall.



BEDROOM THREE

5'11" x 9'1" (1.82m x 2.79m)

UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C

5'9" x 5'6" (1.76m x 1.68m)

Modern fitted white three piece suite comprising low flush w.c., pedestal wash basin, panelled bath with chrome mixer tap and shower over. Fully tiled walls, UPVC double glazed frosted window to the rear and towel style ladder radiator.



OUTSIDE

To the front and rear are paved patio areas with gate to the rear. There is a garage only a short walk from the property.



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.