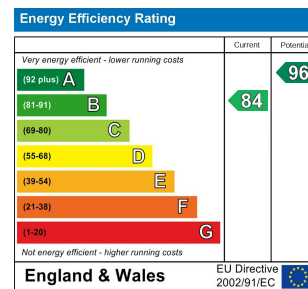
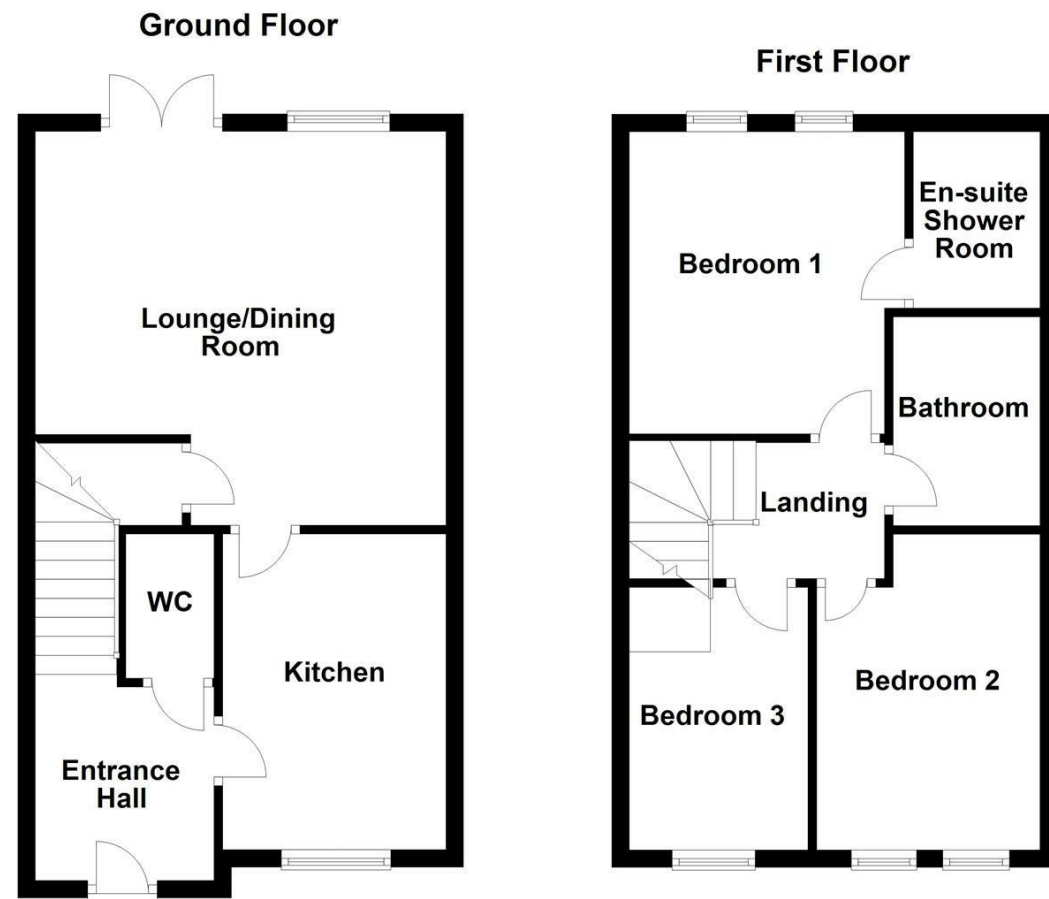




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



80 Woodcock Street, Wakefield, WF1 5LG

For Sale Freehold £225,000

A deceptively spacious and well appointed three bedroom mid town house refurbished to a high standard throughout benefitting from modern kitchen and bathrooms, off road parking and an enclosed rear garden.

The property briefly comprises of entrance hall, downstairs w.c., modern fitted kitchen and lounge/dining room. The first floor landing leads to three bedrooms [principal bedroom with en suite] and modern house bathroom/w.c. Outside to the front is a driveway providing off street parking for two vehicles. To the rear is an enclosed lawned garden with paved areas and timber shed, fully enclosed by timber fencing.

The property is ideally located for all local shops and amenities, whilst only being a short drive away from Wakefield city centre. Sandal & Agbrigg train station is only a short walk away, perfect for those looking to travel further afield.

This property would make a superb home and is ready to move into, a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing and doors to the downstairs w.c. and kitchen.

W.C.

35" x 57" [1.06m x 1.72m]

Extractor fan, chrome ladder style radiator, low flush w.c. and ceramic wash basin with mixer tap.

KITCHEN

8'5" x 11'10" [2.57m x 3.63m]

Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Integrated oven, four ring gas hob with stainless steel extractor hood above, integrated dishwasher, integrated washing machine and integrated fridge/freezer. Matching cupboard housing the Ideal combi boiler. UPVC double glazed window to the front, spotlights to the ceiling, central heating radiator and door through to the lounge/dining room.



LOUNGE/DINING ROOM

14'10" x 15'7" [max] x 10'1" [min] [4.53m x 4.75m [max] x 3.08m [min]]

UPVC double glazed window to the rear, set of UPVC double glazed French doors to the rear, two central heating radiator and access to an understairs storage cupboard.



FIRST FLOOR LANDING

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

BEDROOM ONE

11'8" x 10'4" [max] x 9'7" [min] [3.56m x 3.16m [max] x 2.93m [min]]

UPVC double glazed windows to the rear, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

72" x 4'10" [2.19m x 1.48m]

Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and double shower cubicle with overhead shower and shower head attachment. Extractor fan, chrome ladder style radiator, shaver socket point, spotlights to the ceiling and partially tiled.



BEDROOM TWO

8'7" x 11'8" [max] x 9'9" [min] [2.64m x 3.57m [max] x 2.98m [min]]

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



BEDROOM THREE

6'7" x 9'9" [max] x 7'2" [min] [2.01m x 2.98m [max] x 2.2m [min]]

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

BATHROOM/W.C.

5'6" x 7'8" [1.7m x 2.36m]

Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and panelled bath with overhead shower attachment. extractor fan, spotlights to the ceiling, shaver socket point, chrome ladder style radiator and partially tiled.



OUTSIDE

To the front of the property is a tarmac driveway providing off road parking for two vehicles and a paved pathway leading to the front door. To the rear is a good sized garden, mainly laid to lawn with paved areas, timber built shed and fully enclosed by timber fencing with side access path for bins.



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.