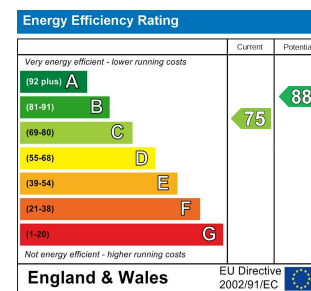
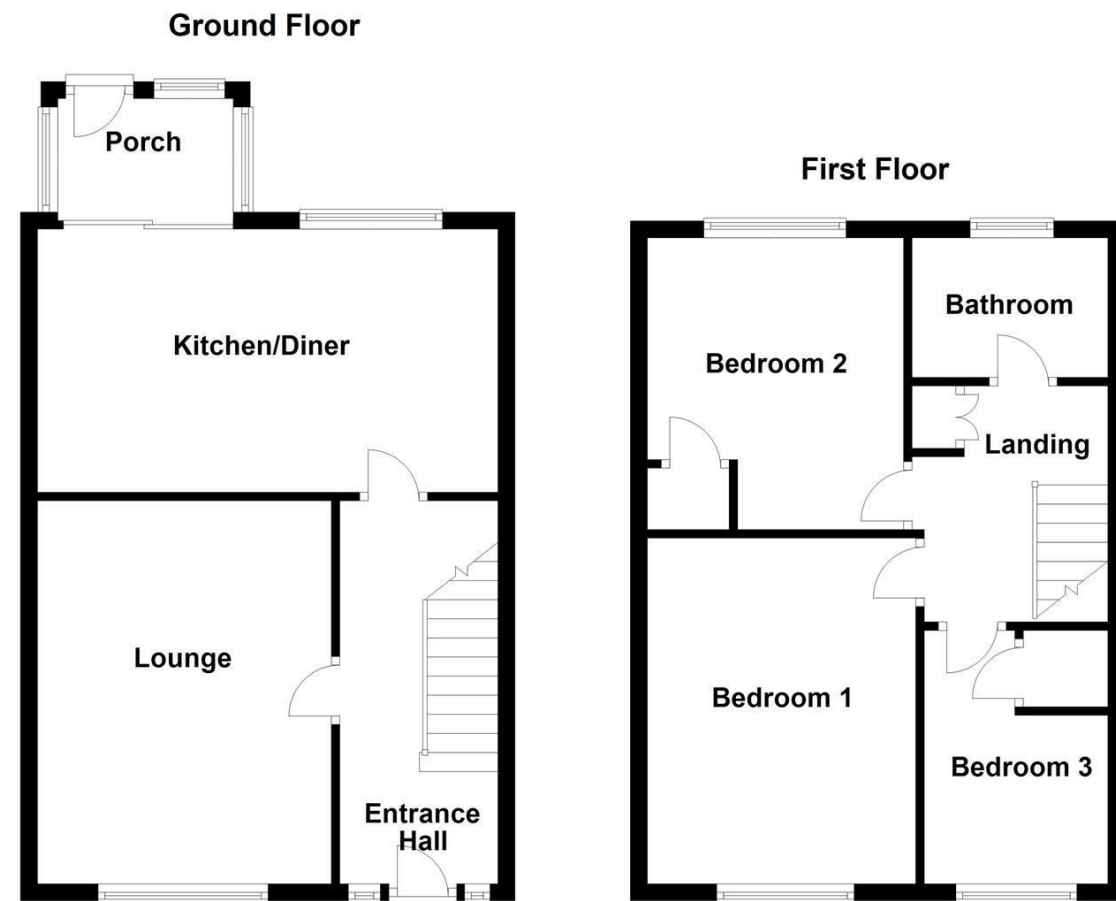




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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**IMPORTANT NOTE TO PURCHASERS**

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.

**117 Esther Grove, Wakefield, WF2 8EU**

**For Sale Freehold £175,000**

Deceptive from the front is this spacious and well appointed three bedroom end town house benefitting from UPVC double glazing and gas central heating.

The property briefly comprises of entrance hall, living room, kitchen/diner and rear porch. Stairs to the first floor lead to three bedrooms (two of which are large doubles) and the main house bathroom/w.c. Steps lead up to the loft room which has two rooms and could be used for a variety of purposes. Outside, lawned garden to the front and low maintenance garden to the rear with brick built storage outhouse and detached garage.

The property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the M1 motorway network.

An ideal home for the first time buyer, couple or family looking to gain access onto the property market and an early viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Entrance door with frosted panels to either side, tiled floor, radiator, stairs to the first floor landing and doors to the kitchen/diner and living room.

### LIVING ROOM

11'3" x 14'10" [3.45m x 4.54m]

UPVC double glazed window to the front and radiator.



### KITCHEN/DINER

9'9" x 17'10" [2.99m x 5.45m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with two taps, four ring electric hob, integrated oven and grill, space for a fridge/freezer and plumbing for a washing machine. Tiled floor,

radiator, UPVC double glazed window to the rear and double glazed patio doors to the rear porch.



### REAR PORCH

Timber framed door to the rear garden.

### FIRST FLOOR LANDING

Loft access with ladder leading to the loft room, which could be used for a variety of purposes. Doors to an airing cupboard, three bedrooms and the bathroom.

### BEDROOM ONE

12'9" x 10'7" [3.91m x 3.25m]

UPVC double glazed window to the front, radiator and coving to the ceiling.



### BEDROOM TWO

12'3" x 10'0" [3.74m x 3.06m]

UPVC double glazed window to the rear, radiator, coving to the ceiling and door to built in wardrobe space.



### BEDROOM THREE

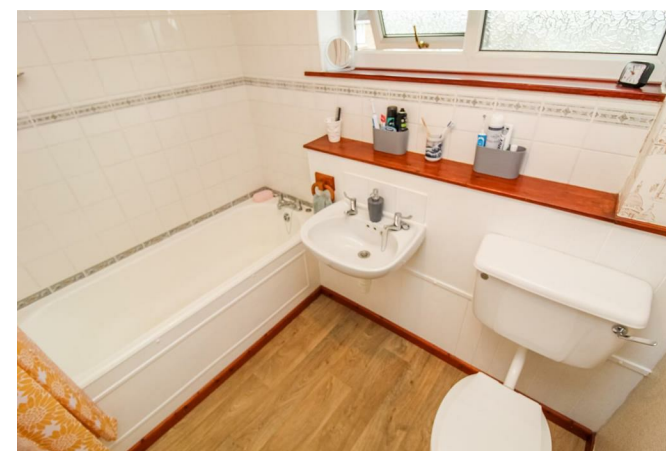
9'10" x 3'10" [min] x 7'0" [max] [3.0m x 1.19m [min] x 2.14m [max]]

Airing cupboard, UPVC double glazed window to the front, radiator and coving to the ceiling.

### BATHROOM/W.C.

4'11" x 7'6" [1.51m x 2.31m]

Three piece suite comprising low flush w.c., wash basin and panelled bath with electric shower over. UPVC double glazed frosted window to the rear, radiator and wood effect floor.



### LOFT ROOM

11'8" x 9'10" [3.57m x 3.02m]

Sloping roof to the either side, doors to the eaves for storage and double glazed timber framed velux window to the rear. Doorway into further room [1.89m x 3.54m] with further double glazed timber framed velux window to the rear.



### OUTSIDE

To the front is a lawned garden with gate and path to the front door. To the rear is a low maintenance artificial lawned garden with plants and shrubs bordering with a brick built outhouse for storage and detached garage with up and over door.



### 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.