



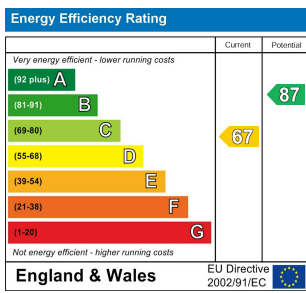
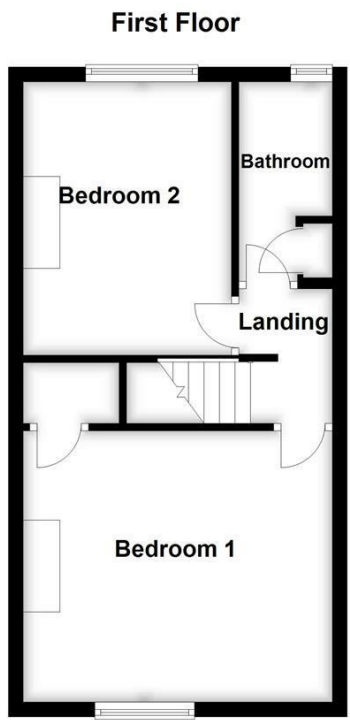
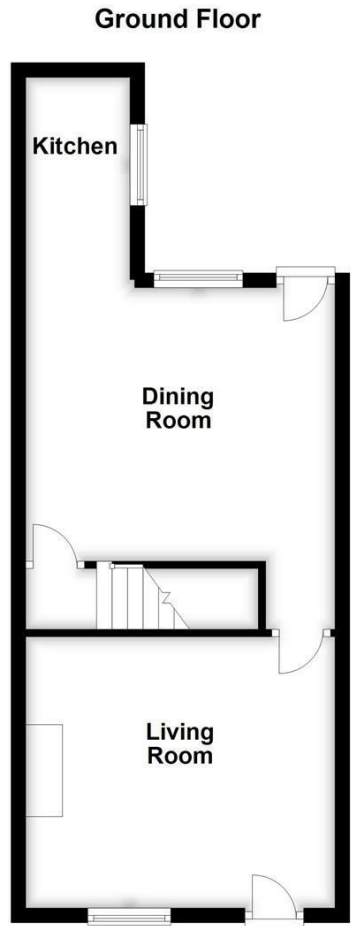
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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.



7 Burkill Street, Wakefield, WF1 5PA

For Sale Freehold £135,000

Ideal for the first time buyer or couple is this well presented two double bedroom recently refurbished mid terrace property benefitting from new modern bathroom, new boiler and enclosed rear garden.

With UPVC double glazing and gas central heating, the property briefly comprises of living room, hallway leading to the dining room and kitchen. To the first floor are two double bedrooms and modern house bathroom/w.c. Externally the property has a low maintenance enclosed rear garden. There is on street parking to the front.

The property is well placed to local amenities including shops and schools within walking distance. For commuters it is very well located between Wakefield Kirkgate, and Sandal & Agbrigg train stations, and Main bus routes run to and from Wakefield city centre, which is only a short distance away.

This property would make an ideal purchase for a range of buyers and only a full internal inspection will reveal all that's on offer and an early viewing is highly advised to avoid disappointment.



ACCOMMODATION

LIVING ROOM

12'0" x 13'8" [3.68m x 4.17m]

UPVC front entrance door, UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling and feature fireplace with wood surround. Door leading to the inner hallway.

HALLWAY

Understairs storage and door to the dining room.

DINING ROOM

12'5" x 14'2" [3.8m x 4.32m]

UPVC double glazed window and door to the rear elevation, central heating radiator and wood effect laminate flooring. Door with staircase to the first floor and access to the kitchen.



KITCHEN

9'1" x 4'9" [2.79m x 1.46m]

Modern fitted kitchen with wood effect laminate work surface and tiled splash back, stainless steel sink and drainer unit, space for a gas cooker with cooker hood, space for a washing machine. Central heating radiator and UPVC double glazed window to the side.



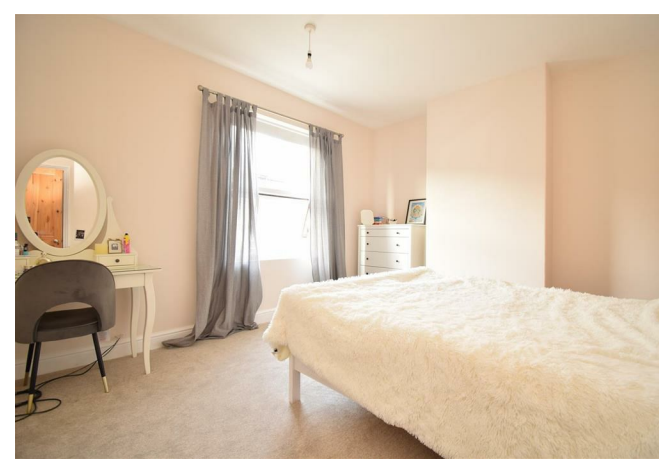
FIRST FLOOR LANDING

Access to two bedrooms and the house bathroom.

BEDROOM ONE

12'0" x 13'8" [3.66m x 4.19m]

UPVC double glazed window to the front elevation, central heating radiator and built in overstairs storage.



BEDROOM TWO

12'1" x 9'4" [3.69m x 2.85m]

UPVC double glazed window to the rear elevation and central heating radiator.



BATHROOM/W.C.

8'11" x 4'0" [2.72m x 1.22m]

Modern fitted three piece suite comprising wall mounted shower over the bath, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the rear, spotlights to the ceiling and chrome style ladder radiator.



OUTSIDE

To the front of the property is on street parking. To the rear

of the property is a low maintenance flagged patio and rear timber gate.



PLEASE NOTE

There is a tenant on a fixed term until 5th February 2025.

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.