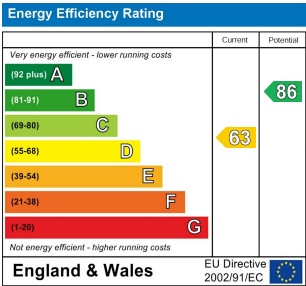


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 13 East Street, Newton Hill, Wakefield, WF1 2PY

### For Sale Freehold Offers Over £200,000

Presented to a high standard is this well proportioned semi detached family home with spacious open plan kitchen dining room, principal bedroom with walk in wardrobe and an enclosed rear garden.

The briefly comprises entrance hall, spacious living room, open plan kitchen dining room and store room. The first floor landing provides access to two bedrooms with bedroom one boasting a walk in wardrobe and the house bathroom/w.c. There is loft access via a bi-fold ladder. Outside there is a concrete yard to the front and concrete pathway running down the side of the property. To the rear is a large L-shaped paved patio area, perfect for outdoor dining further second paved patio, brick built house, enclosed by timber fencing and solid brick built walls.

The property is situated in this popular residential neighbourhood within easy reach of Wakefield centre. Main bus routes provide access to Wakefield and Leeds, local shops and schools. Close commuting distance to the M1 and M62 motorway networks.

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 HALL

UPVC side entrance door with sunlight above the door, staircase leading to the first floor landing and feature archway above. Ornate coving to the ceiling, central heating radiator and doors to the kitchen/diner, living room, store.

KITCHEN/DINER

13'3" x 17'0" [4.04m x 5.18m]  
Range of wall and base units with laminate work surface over and tiled splash back above, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, space and plumbing for a washing machine, integrated oven and grill with four ring gas hob and cooker hood over. Space for a fridge/freezer, laminate flooring, central heating radiator and UPVC double glazed window and door to the rear aspect. Built in double doored storage cupboard with built in drawers and door providing access into the understairs storage cupboard with space for a dryer, fixed shelving and light.



LIVING ROOM

13'3" x 12'3" [4.05m x 3.74m]  
Laminate flooring, UPVC double glazed window overlooking the front aspect, central heating radiator and multi fuel cast iron burner inset onto a stone hearth and solid wooden mantle above.



STORE

UPVC double glazed window overlooking the front aspect, wall mounted combi condensing boiler and light.

FIRST FLOOR LANDING

Coving to the ceiling, UPVC double glazed window overlooking the side elevation, loft access with bi-folding wooden staircase ladder and doors to two bedrooms and house bathroom.

BEDROOM ONE

12'3" x 12'0" [3.74m x 3.66m]  
Two UPVC double glazed windows overlooking the front elevation, coving to the ceiling, central heating radiator and door providing access to a walk in wardrobe.



WALK IN WARDROBE

12'1" x 4'2" [3.70m x 1.29m]  
Wardrobe rails, fixed shelving, power and light.

BEDROOM TWO

10'6" x 11'3" [3.21m x 3.43m]  
Coving to the ceiling, UPVC double glazed window overlooking the rear elevation, central heating radiator and fixed shelving.



BATHROOM/W.C.

10'4" x 5'1" [3.16m x 1.56m]  
Three piece suite comprising panelled bath with mixer tap and wall mounted shower attachment, low flush w.c. and tiled vanity wash hand basin with mixer tap. Part tiled walls, central heating radiator, wall mounted extractor fan and UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

To the front is on street parking with a concrete yard to the front and concrete pathway running down the side of the property. A timber gate provides access to the rear garden. Within the rear garden is a large paved patio area, perfect for entertaining and dining purposes with a further second paved patio, surrounded by timber fencing and solid brick built walls. There is a brick built outhouse providing useful storage.



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.