



WAKEFIELD
01924 291 294

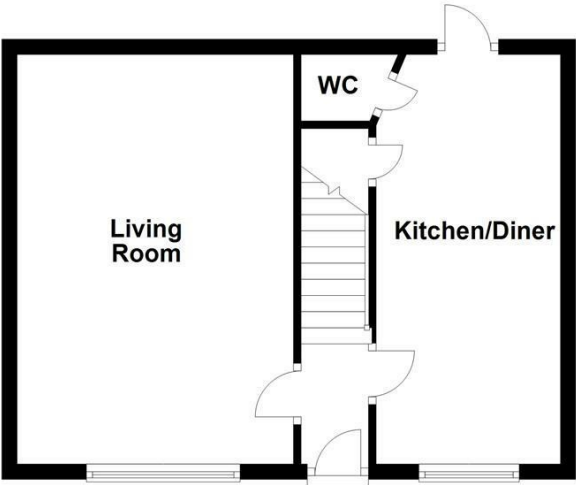
OSSETT
01924 266 555

HORBURY
01924 260 022

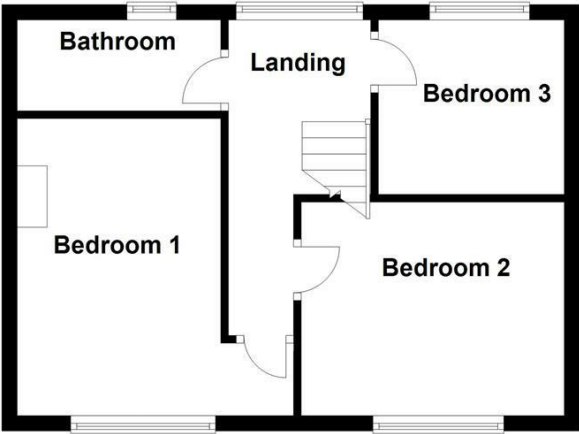
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

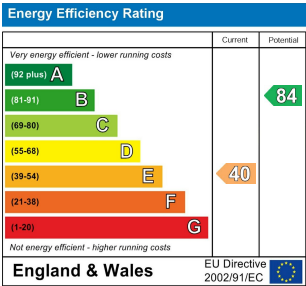


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



162 Waterton Road, Wakefield, WF2 8NA
For Sale Freehold Offers In Excess Of £190,000

Renovated to a high standard, this three bedroom semi detached property is situated in a sought after area of Wakefield.

The property is chain free and briefly comprises entrance hall, brand new kitchen diner with appliances, brand new downstairs w.c., living room and to the first floor there are three bedrooms, which are newly carpeted and the bathroom renovated to a very high standard. Outside there are gardens, driveway and garage.

An early viewing is essential, as this home will prove to be popular and is marketed at a fantastic price.



ACCOMMODATION

ENTRANCE HALLWAY

9'2" x 2'10" [2.81m x 0.88m]

Brand new UPVC composite door leading into the entrance hallway. Brand new flooring, doors leading into the lounge and kitchen diner, newly carpeted stairs leading to the first floor landing.

KITCHEN DINER

17'6" x 7'10" [5.34m x 2.41m]

A range of brand new fitted wall and base units with laminate work surface over, integral appliances including fridge freezer, oven with four ring gas hob, tiled splashback, Herringbone tiled floor, UPVC composite door leading through to the rear garden, doors to understairs storage cupboard and downstairs w.c. Brand new UPVC double glazed window to the front.



LIVING ROOM

17'6" x 11'10" [5.35m x 3.61m]

Brand new UPVC double glazed window to the front, brand new gas central heating radiator, brand new Herringbone tiled floor, UPVC double glazed window to the rear.



W.C.

2'10" x (max) x 3'7" (min) x 2'11" [0.87m x (max) x 1.10m (min) x 0.90m]

Low flush w.c., chrome ladder style radiator and wash basin with mixer tap and storage below.



FIRST FLOOR LANDING

Doors to the bedrooms and house bathroom/w.c.

BEDROOM ONE

8'8" x 12'8" [2.66m x 3.88m]

Brand new floor covering, brand new UPVC double glazed window to the front, brand new gas central heating radiator.



BEDROOM TWO

11'3" x 9'1" [3.44m x 2.78m]

Brand new floor covering, brand new UPVC double glazed window to the front, brand new gas central heating radiator.

BEDROOM THREE

7'10" x 7'11" [2.41m x 2.42m]

UPVC double glazed window to the rear, brand new floor covering, gas central heating radiator.

BATHROOM/W.C.

8'10" x 4'4" [2.71m x 1.34m]

Brand new fitted white three piece suite comprising sink basin with vanity unit, panelled bath with electric shower over and shower screen and low flush w.c. Fully tiled walls and floors, UPVC double glazed frosted window to the rear. Gas central heating radiator.



OUTSIDE

To the rear of the property there is a private and enclosed laid to lawn garden inclusive of single detached garage. To the front there is a driveway providing parking for one car and a front lawn,



COUNCIL TAX BAND

The council tax band for this property is A

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.