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OSSETT
01924 266 555

HORBURY
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NORMANTON
01924 899 870

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7 Park Lodge Crescent, Wakefield, WF1 4QB

For Sale Freehold £179,995

Occupying a cul-de-sac location only a short distance from Wakefield city centre is this three bedroom semi detached property benefitting from driveway parking and enclosed rear garden.

The property briefly comprises entrance hall, lounge, kitchen/diner and conservatory extension. The first floor landing leads to three bedrooms and house bathroom/w.c. Outside there is driveway parking to the front for two vehicles and to the rear an enclosed lawned garden with flagged patio area.

The property is ideally located for all local amenities that Wakefield has to offer and is only a short distance from Wakefield Kirkgate train station, perfect for those looking to commute further afield.

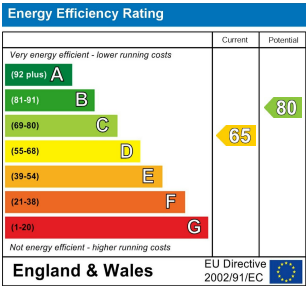
This property has plenty of potential, ideal for the first time buyer, couple or family and a viewing is highly recommended.

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.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, stairs to the first floor landing and door to the lounge.

LOUNGE

11'10" x 14'10" [3.63m x 4.54m]

UPVC double glazed window to the front elevation, central heating radiator and feature electric fireplace with brick surround. Door to the kitchen.



KITCHEN

14'10" x 8'7" [4.54m x 2.62m]

Range of wall and base units with laminate work surface over, sink and drainer unit, integrated oven and microwave with electric hobs, space for a washing machine, breakfast bar island and space for a fridge/freezer. UPVC double glazed window to the rear elevation and door to the conservatory.



CONSERVATORY

11'4" x 7'8" [3.46m x 2.34m]

UPVC double glazed windows to the side elevation, UPVC double glazed rear door and double French doors to the garden.



FIRST FLOOR LANDING

UPVC double glazed window to the side and doors to three bedrooms and the bathroom.

BEDROOM ONE

11'8" [max x 10'3" [3.58m [max x 3.14m]

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



BEDROOM TWO

10'3" x 9'10" [3.14m x 3.02m]

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



BEDROOM THREE

8'4" x 7'4" [2.56m x 2.26m]

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

BATHROOM/W.C.

7'4" x 6'11" [2.25m x 2.11m]

Three piece suite comprising wall mounted electric shower over the bath, low flush w.c. and wash hand basin. UPVC double glazed frosted window to the front elevation, chrome style ladder radiator and built in storage cupboard.



OUTSIDE

To the front of the property is a driveway providing off street parking for two vehicles. To the rear is a lawned garden with flagged patio seating area.



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.