



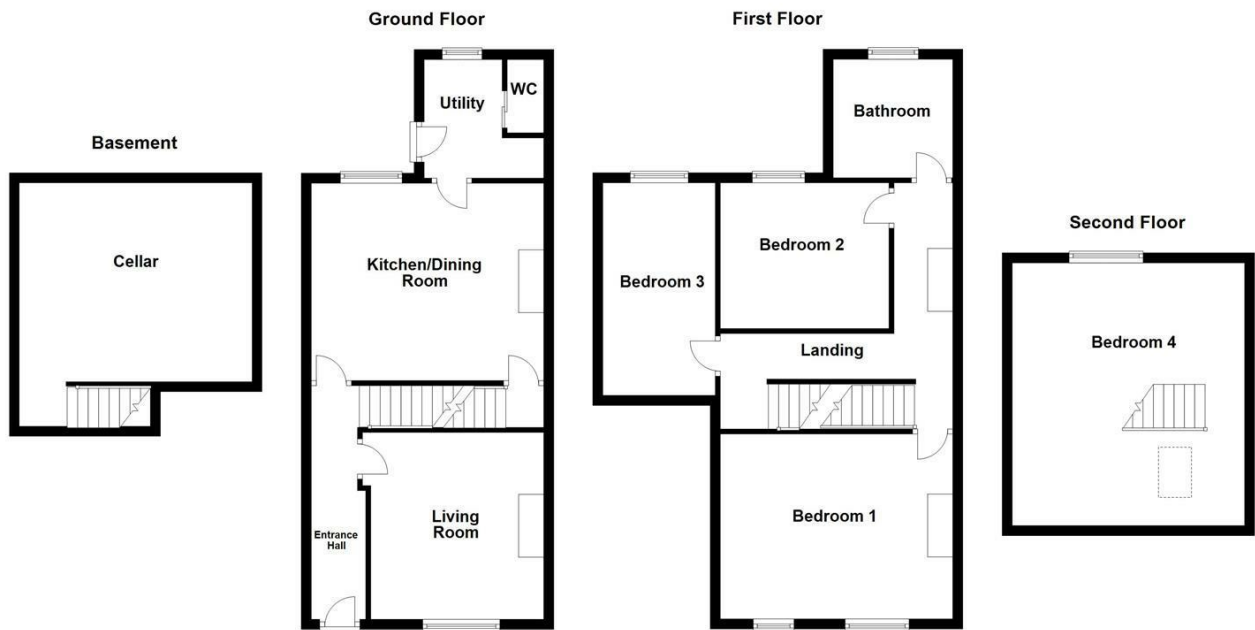
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

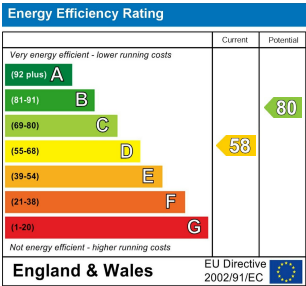


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



17 Hawthorne Terrace, Wakefield, WF2 0AY

For Sale Freehold £245,000

Nestled in a cul-de-sac location with accommodation spanning over three floors is this four bedroom mid terrace property benefitting from modern fitted kitchen/diner and low maintenance gardens.

The accommodation briefly comprises of the entrance hall, living room, modern kitchen/diner with separate utility and downstairs w.c. The first floor landing leads to three bedrooms and the house bathroom/w.c. Further stairs lead to bedroom four. Outside, there is a small buffer garden to the front with steps to the front door and shared driveway to the side running under the flying freehold to the rear garden. Within the enclosed rear garden is a pebbled garden incorporating artificial lawn and paved areas.

The property is well placed to local amenities including shops, schools and local bus routes running to and from Wakefield city centre. There is easy access to the M1 and M62 motorway networks and Wakefield Westgate train station, ideal for the commuter wishing to work or travel further afield.

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 double glazed front entrance door, central heating radiator, stairs to the first floor landing and doors to the living room and kitchen/diner.



LIVING ROOM

11'11" x 11'10" [max] x 10'4" [min] [3.65m x 3.62m [max] x 3.16m [min]]
UPVC double glazed window to the front, coving to the ceiling, ceiling rose, central heating radiator and open fireplace with tiled hearth, wooden surround and mantle.



KITCHEN/DINER

12'11" x 15'3" [max] x 13'8" [min] [3.95m x 4.67m [max] x 4.18m [min]]
Range of modern wall and base units with laminate work surface over, central island with ceramic Belfast sink with mixer tap, integrated appliances including dishwasher, oven with four ring induction hob. UPVC double glazed window to the rear, door to the utility and access down to the cellar.

UTILITY

7'4" x 7'10" [max] x 2'5" [min] [2.25m x 2.4m [max] x 0.75m [min]]
Base units with laminate work surface over, inset sink with mixer tap, UPVC double glazed frosted door and window to the rear and sliding door to the downstairs w.c.

W.C.

5'1" x 2'5" [1.55m x 0.75m]
Low flush w.c.

FIRST FLOOR LANDING

Central heating radiator, stairs to the loft room and doors to three bedrooms and bathroom.

BEDROOM ONE

11'10" x 15'5" [max] x 14'1" [min] [3.62m x 4.7m [max] x 4.31m [min]]
Cast iron fireplace, UPVC double glazed windows to the front, central heating radiator and set of fitted wardrobes with mirror doors.

BEDROOM TWO

11'0" x 9'6" [3.36m x 2.9m]
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

13'10" x 7'4" [4.22m x 2.25m]
Central heating radiator and UPVC double glazed window to the rear.

BATHROOM/W.C.

8'0" x 7'6" [2.45m x 2.3m]
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and stand alone bath with mixer tap and shower head attachment. Central heating radiator and UPVC double glazed frosted window to the rear.



LOFT ROOM

14'7" x 13'1" [4.46m x 4.0m]
Velux skylight, UPVC double glazed window to the rear and central heating radiator.



OUTSIDE

To the front is a pebbled buffer garden with planted features and steps to the front door. There is a shared driveway running under the flying freehold to the pebbled rear garden incorporating artificial lawn and paved areas, surrounded by walls and timber fencing. There is a right of access for neighbours bins.



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.