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17 Malham Square, Wakefield, WF1 4HW

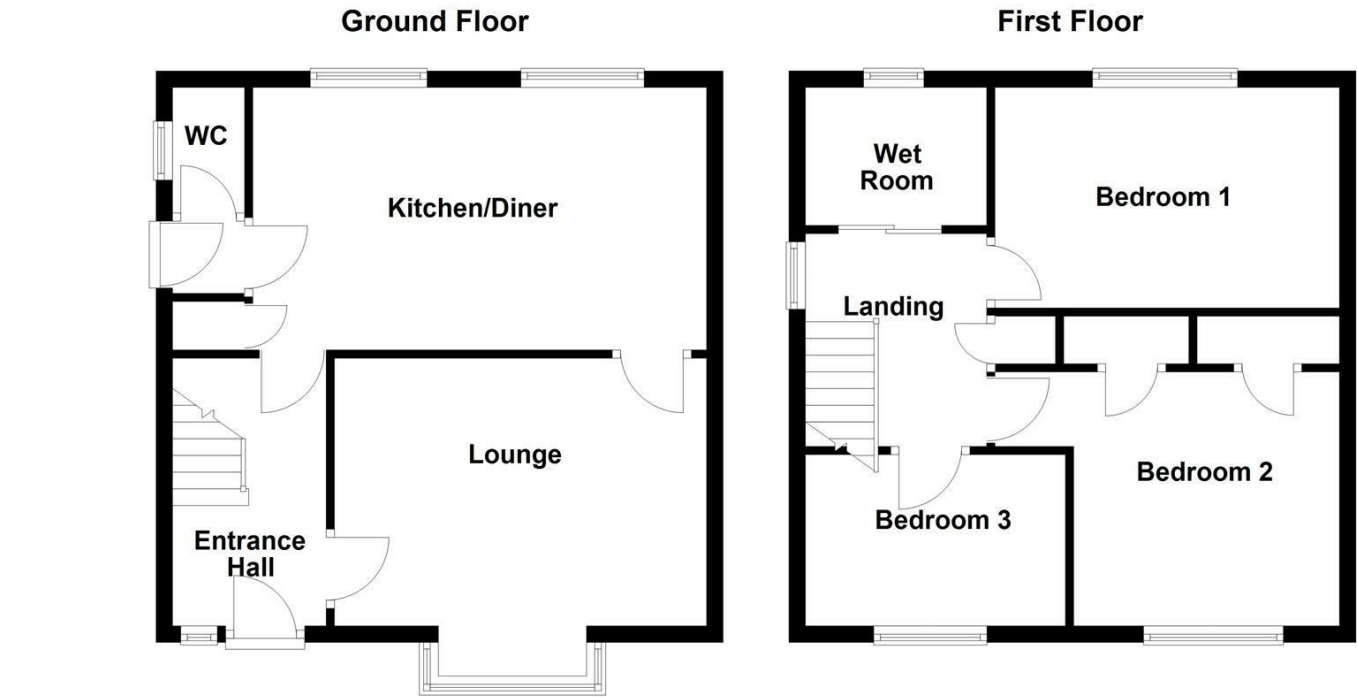
For Sale Freehold Offers In The Region Of £185,000

Enjoying open aspect to the rear and offering further potential to extend, subject to consent is this three bedroom semi detached family home having UPVC double glazing throughout.

The accommodation briefly comprises of the entrance hall, lounge, kitchen/diner, side lobby leading to the downstairs w.c. Stairs to the first floor lead to three well proportioned bedrooms and modern wet room/w.c. Outside, lawned gardens to the front and rear with gated driveway area providing off road parking for two vehicles.

The property is well placed to local amenities including shops and schools with local bus routes nearby.

Offered for sale with no chain and vacant possession, an ideal home for the first time buyer, couple or family looking to gain access onto the property market. A viewing comes highly recommended.

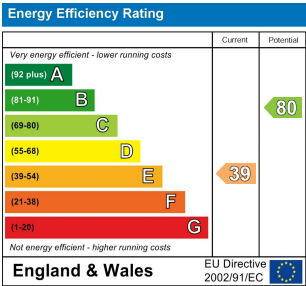


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 entrance door with frosted panel, wall mounted electric storage heater, stairs to the first floor landing and doors to the lounge, kitchen/diner and understairs storage.

KITCHEN/DINER

18'2" x 10'4" [5.55m x 3.16m]

Range of modern wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, space for a cooker, plumbing for a washing machine, space for a fridge/freezer, space for a slimline dishwasher and space for a dryer. UPVC double glazed windows to the rear, part tiled floor and part laminate floor. Wall mounted electric storage heater, door to the lounge, coving to the ceiling and dado rail. Doors to pantry and side lobby.



SIDE LOBBY

Doors to the downstairs w.c. and side door. Tiled floor.

W.C.

Low flush w.c., UPVC double glazed frosted window to the side and tiled floor.

LOUNGE

14'9" x 10'7" [min] x 13'0" [max] [4.51m x 3.24m [min] x 3.98m [max]]

UPVC double glazed bay window to the front, wall mounted electric storage heater, laminate floor, coving to the ceiling, space for an electric fire with stone fire surround and wooden mantle.



FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, wall mounted electric storage heater, airing cupboard and doors to three bedrooms. Sliding door to the wet room.

WET ROOM/W.C.

6'5" x 5'6" [1.98m x 1.69m]

Low flush w.c., pedestal wash basin and electric shower. UPVC double glazed frosted window to the rear.



BEDROOM ONE

14'5" x 8'6" [4.40m x 2.61m]

UPVC double glazed window to the rear and dado rail.



BEDROOM TWO

10'7" x 11'10" plus walk in area 3'1" x 2'9" [3.23m x 3.62m plus walk in area 0.94m x 0.86m]

UPVC double glazed window to the front, fitted wardrobes and sliding doors to storage cupboard and airing cupboard.



BEDROOM THREE

7'6" x 8'11" [max] [2.29m x 2.74m [max]]

UPVC double glazed window to the front.

OUTSIDE

There are lawned gardens to the front and rear with driveway area providing off street parking.



PLEASE NOTE

The property is of timber framed construction.

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.