



WAKEFIELD  
01924 291 294

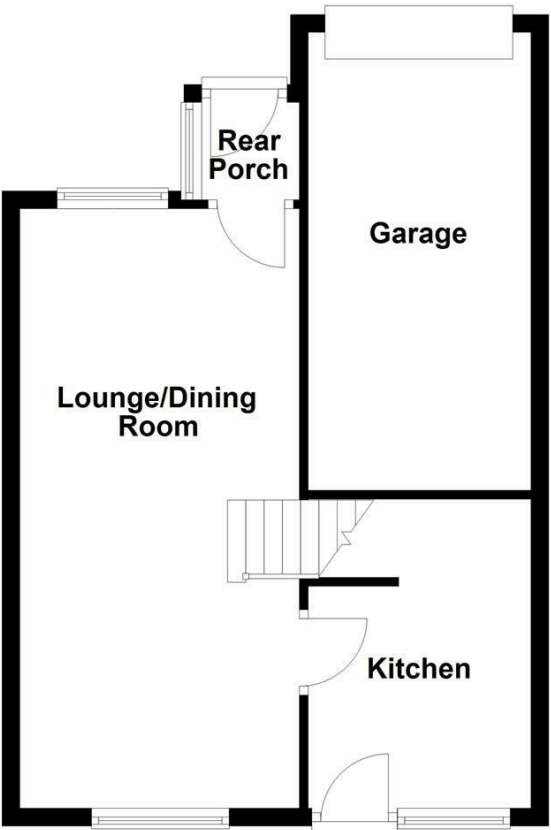
OSSETT  
01924 266 555

HORBURY  
01924 260 022

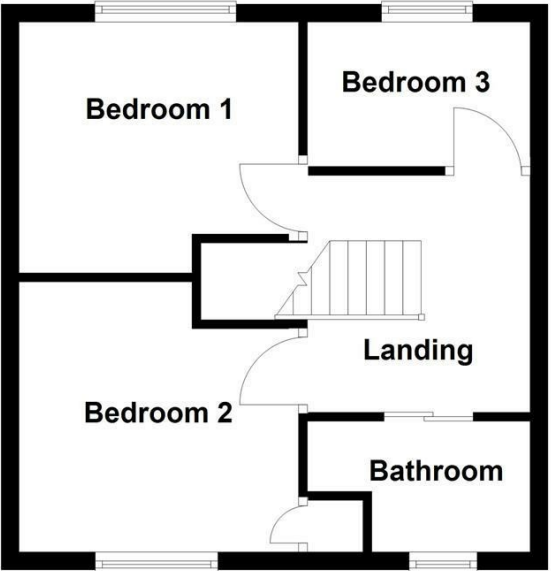
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

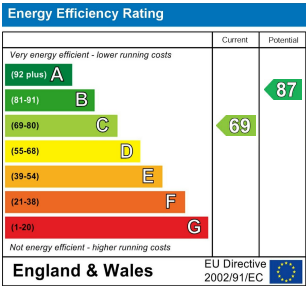


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



10 Wesley Street, Wakefield, WF1 5HX

For Sale Freehold £140,000

A spacious three bedroom mid terrace property benefitting from well proportion reception space, low maintenance gardens and single garage.

The property briefly comprises of the kitchen, lounge/dining room and rear porch. The first floor landing leads to three bedrooms and the house bathroom. Outside to the front is low maintenance pebbled garden with paved pathway to the front door. To the rear is an enclosed paved and planted garden with single garage.

The property is ideally located for all local shops and amenities with Wakefield city centre only a short distance away. For those wishing to travel further afield, Sandal & Agbrigg train station is nearby and main bus routes run to and from Wakefield city centre.

Ideal for the first time buyer, couple or investor, only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.





ACCOMMODATION

The property has undergone some re decoration and has new carpets to the stairs and bedrooms as well as benefitting from a garage and a large living area.

The property comprises of a fitted kitchen with cooker and a large open plan living area off which is a staircase which leads to a landing where there are three bedrooms, one with fitted furniture and a bathroom.

Outside are gardens to the front and rear as well as a garage.

Council Tax Band A

KITCHEN

11'5" x 8'2" (max) x 4'2" (min) (3.48m x 2.5m (max) x 1.28m (min))  
UPVC front entrance door. Range of wall and base units with laminate work surface over, sink and drainer with mixer tap and tiled splash back. Space and plumbing for a gas cooker and extractor hood, space and plumbing for a washing machine and space for a fridge/freezer. UPVC double glazed window to the front, understairs storage snug, chrome ladder style radiator and door to the lounge/dining room.



LOUNGE/DINING ROOM

22'1" x 10'4" (6.75m x 3.15m)  
UPVC double glazed windows to the front and rear, UPVC double glazed frosted door to the rear porch and two central heating radiators.

REAR PORCH

3'8" x 3'6" (1.13m x 1.07m)  
Surrounded by UPVC double glazed frosted windows and UPVC double glazed door to the rear.

FIRST FLOOR LANDING

Loft access, central heating radiator, doors to three bedrooms and bathroom.

BEDROOM ONE

11'7" (max) x 10'3" (min) x 10'10" (3.55m (max) x 3.13m (min) x 3.31m)  
UPVC double glazed window to the rear and central heating radiator.



BEDROOM TWO

10'0" (max) x 10'9" (max) x 6'8" (3.06m (max) x 3.28m (max) x 2.05m)  
Storage cupboard, UPVC double glazed window to the front and central heating radiator.



BEDROOM THREE

7'11" x 7'4" (2.42m x 2.25m)  
UPVC double glazed window to the rear and central heating radiator.



BATHROOM/W.C.

5'3" x 8'0" (max) x 5'4" (min) (1.61m x 2.45m (max) x 1.65m (min))  
Low flush w.c., ceramic wash basin with mixer tap and panelled bath with shower head attachment. Chrome ladder style radiator, UPVC double glazed frosted window to the front and extractor fan.



OUTSIDE

To the front is a pebbled garden with paved pathway to the front door. To the rear is a small enclosed buffer garden, mainly planted incorporating block paved and concrete patio area. There is a single integral garage with up and over door, power and light.



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.