

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

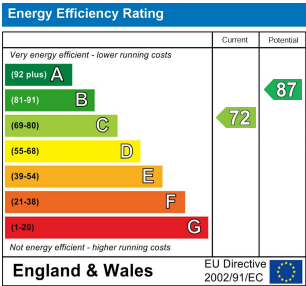
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

20 Millbeck Approach, Morley, Leeds, LS27 8WA

For Sale Freehold £225,000

Occupying a corner plot position is this well presented two bedroom semi detached property benefitting from ample driveway parking and enclosed rear garden.

The property briefly comprises of the entrance porch, living room and kitchen. The first floor landing leads to two bedrooms and house bathroom. Outside to the front and rear are lawned gardens with siting areas to the rear with side driveway parking with space for three vehicles.

The property is ideally located for all local shops and amenities, whilst only being a short drive away from the motorway network for those looking to commute further afield.

Ready to move into, this property would make a fantastic first time home and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

Front entrance door, central heating radiator, UPVC double glazed window to the side elevation and door to the living room.

LIVING ROOM

14'1" x 11'8" [4.3m x 3.57m]

UPVC double glazed window to the front elevation, central heating radiator, stairs to the first floor landing and door to the kitchen.



KITCHEN

8'5" x 8'3" [2.59m x 2.53m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer, space for a gas cooker, space for a fridge/freezer, space for a washing machine and dryer. UPVC double glazed window to the rear elevation, UPVC rear door and chrome style ladder radiator.

FIRST FLOOR LANDING

Doors to two bedrooms and bathroom.

BEDROOM ONE

11'10" x 8'6" [3.61m x 2.61m]

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



BEDROOM TWO

10'11" x 8'9" [max] [3.34m x 2.67m [max]]

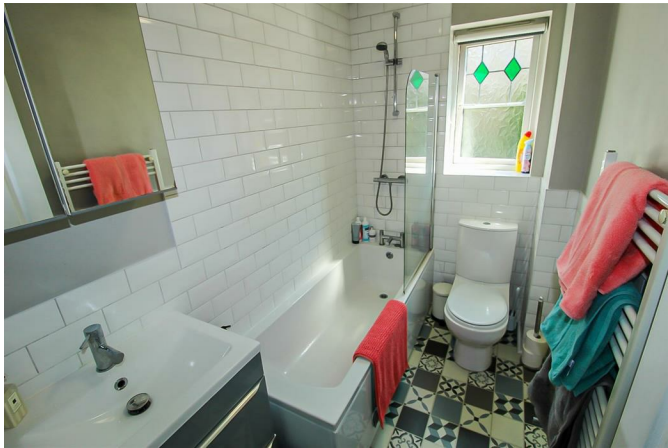
UPVC double glazed window to the front elevation, central heating radiator and built in storage cupboard.



BATHROOM/W.C.

8'0" x 5'0" [2.44m x 1.53m]

Three piece suite comprising wall mounted shower over the bath with glass screen, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the front elevation and ladder style radiator.



OUTSIDE

To the front of the property is a lawned garden. To the rear of the property is a low maintenance garden with artificial lawn, flagged patio seating area and pebbled seating area. There is a gate providing access to the driveway providing off road parking for three vehicles.



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.