

**WAKEFIELD**  
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01924 899 870

**PONTEFRACT & CASTLEFORD**  
01977 798 844



## 21 Burkill Street, Wakefield, WF1 5PA

**For Sale Freehold £135,000**

Introducing to the market this superbly presented and extended two bedroom mid terrace property benefitting from enclosed rear garden.

The property briefly comprises of the living room, dining room and kitchen. The first floor landing leads to two double bedrooms and house bathroom. Outside there is on street parking to the front and an enclosed low maintenance garden to the rear.

The property is well placed to local amenities including shops and schools within walking distance. Main bus routes run to and from Wakefield city centre, which is only a short distance away. For those who wish to commute further afield, Sandal & Agbrigg train station is nearby.

Ideal for the first time buyer or young family, a viewing comes highly recommended to appreciate the accommodation on offer.

### 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,

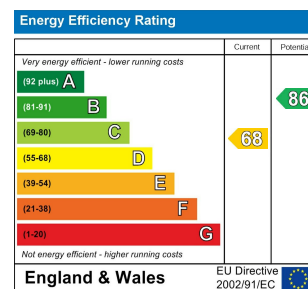
Pontefract & Castleford office 01977 798844

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.



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## ACCOMMODATION

### LIVING ROOM

11'8" x 13'5" [3.56m x 4.09m]

UPVC front entrance door, Karndean vinyl flooring, central heating radiator, UPVC double glazed window to the front elevation and door to the staircase leading to the first floor landing.

### DINING ROOM

13'4" x 11'8" [4.07m x 3.57m]

Central heating radiator, understairs storage, door to the kitchen, UPVC double glazed window and door to the rear elevation.



### KITCHEN

8'8" x 4'1" [2.65m x 1.25m]

Range of wall and base units with laminate work surface over, integrated oven with four ring gas hob, space and plumbing for a washing machine, stainless steel sink and drainer with mixer tap and tiled splash back. Cupboard housing the combination boiler, Karndean vinyl flooring, chrome ladder style radiator and UPVC double glazed window to the side elevation.



### FIRST FLOOR LANDING

Doors to two bedrooms and bathroom.

### BEDROOM ONE

11'8" x 13'6" [3.58m x 4.13m]

Central heating radiator, UPVC double glazed window to the front elevation and overstairs storage.



### BEDROOM TWO

8'5" x 11'11" [2.57m x 3.65m]

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



### BATHROOM/W.C.

8'6" x 4'3" [2.61m x 1.31m]

Three piece suite comprising low flush w.c., wash hand basin with mixer tap and panelled bath with overhead shower attachment. Karndean vinyl flooring, UPVC double glazed frosted window to the rear elevation and chrome ladder style radiator.



### OUTSIDE

To the front is on street parking. To the rear is a flagged patio area leading down to a gravelled area with rear gate, enclosed by timber fencing.



### 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.