



WAKEFIELD
01924 291 294

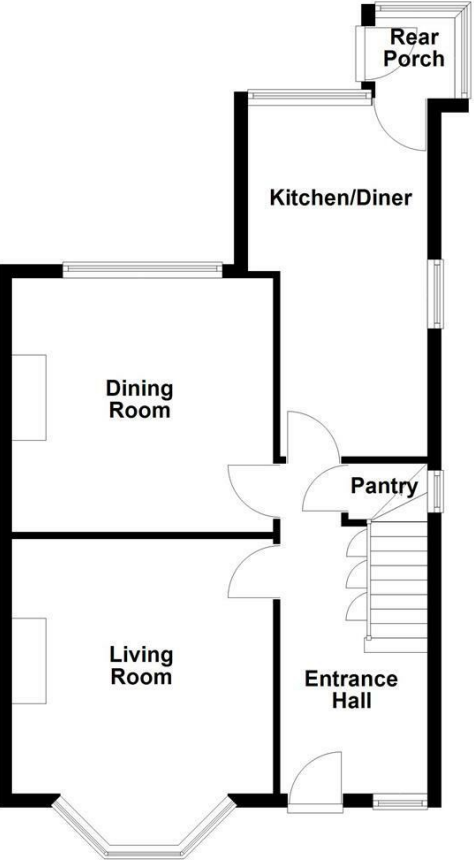
OSSETT
01924 266 555

HORBURY
01924 260 022

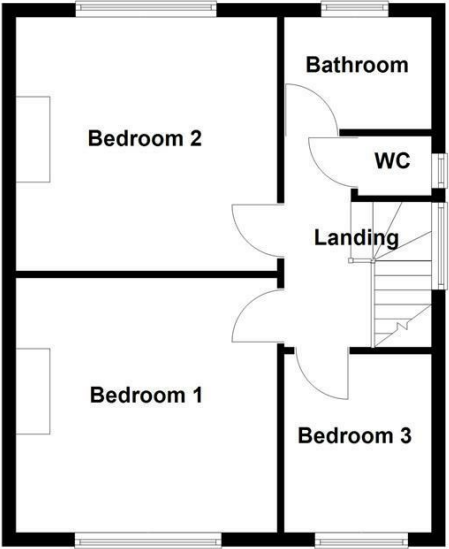
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

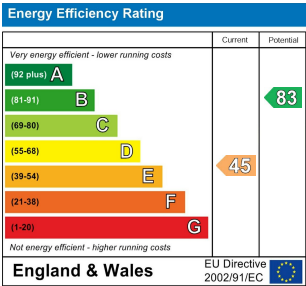


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



46 Mount Crescent, Wakefield, WF2 8QQ

For Sale Freehold £280,000

A fantastic opportunity to purchase this superbly presented three bedroom semi detached house benefitting from extended kitchen/diner, two reception rooms, off road parking with garage and enclosed rear garden.

The property briefly comprises of the entrance hall, living room, dining room, extended kitchen/diner, rear porch and pantry cupboard. The first floor landing leads to three bedrooms, house bathroom and separate w.c. Outside to the front is a small buffer garden and driveway providing off road parking for two vehicles leading to the single garage. To the rear is an enclosed garden with paved patio area, perfect for outdoor dining overlooking a spacious lawned garden.

Situated in this popular part of Wakefield, the property is well placed to Thornes Park and local bus routes travelling to and from the city centre. Wakefield centre and Junction 39 of the M1 motorway are only a short distance away.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

Solid wooden front entrance door, stairs to the first floor landing, contemporary radiator, karndeian flooring, UPVC double glazed window overlooking the front aspect and doors to living room, dining room, kitchen/diner, pantry cupboard and downstairs storage cupboards.

LIVING ROOM

12'6" x 12'2" (min) x 15'3" (max) [3.82m x 3.71m (min) x 4.66m (max)]
Coving to the ceiling, UPVC double glazed bay window overlooking the front aspect, two contemporary radiators and gas fire with limestone hearth.



DINING ROOM

12'6" x 12'2" [3.82m x 3.72m]
Ceiling rose, coving to the ceiling, UPVC double glazed window overlooking the rear garden, contemporary radiator and gas fire on a stone hearth.



KITCHEN/DINER

16'10" x 7'2" (min) x 8'7" (max) [5.15m x 2.19m (min) x 2.64m (max)]
Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with swan neck mixer tap, integrated washing machine, space for a Range cooker with cooker hood, integrated fridge/freezer and integrated slimline dishwasher. Contemporary radiator, UPVC double glazed windows to the side and rear and timber door providing access into the rear porch.

REAR PORCH

3'10" x 3'10" [1.18m x 1.17m]
UPVC double glazed windows to the side and rear, UPVC door to the rear garden.

PANTRY

Fixed shelving within, karndeian flooring, timber double glazed frosted window to the side aspect, power and light.

FIRST FLOOR LANDING

UPVC double glazed frosted window overlooking the side elevation, loft access, doors to three bedrooms, bathroom and separate w.c.

BEDROOM ONE

12'6" x 12'2" [3.82m x 3.71m]
UPVC double glazed window overlooking the front elevation and contemporary radiator.



BEDROOM TWO

12'6" x 12'2" [3.82m x 3.72m]
Coving to the ceiling, contemporary radiator and UPVC double glazed window overlooking the rear elevation.



BEDROOM THREE

8'7" x 7'1" [2.62m x 2.18m]
Contemporary radiator and UPVC double glazed window overlooking the front elevation.

BATHROOM/W.C.

5'7" x 7'1" [1.71m x 2.17m]
Three piece suite comprising low flush w.c., vanity wash basin with chrome mixer tap and panelled bath with mixer tap and shower attachment. Contemporary radiator and UPVC double glazed frosted window overlooking the rear elevation.



W.C.

Low flush w.c., wall hung wash basin with mixer tap and UPVC double glazed frosted window overlooking the side elevation.

OUTSIDE

To the front is a small buffer garden with mature tree and driveway providing off road parking for two vehicles leading to the single garage with manual up and over door. The garage is open to the rear garden providing further off road parking. To the rear is a paved patio area, perfect for entertaining and dining purposes overlooking an attractive lawned garden with planted borders, enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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.