



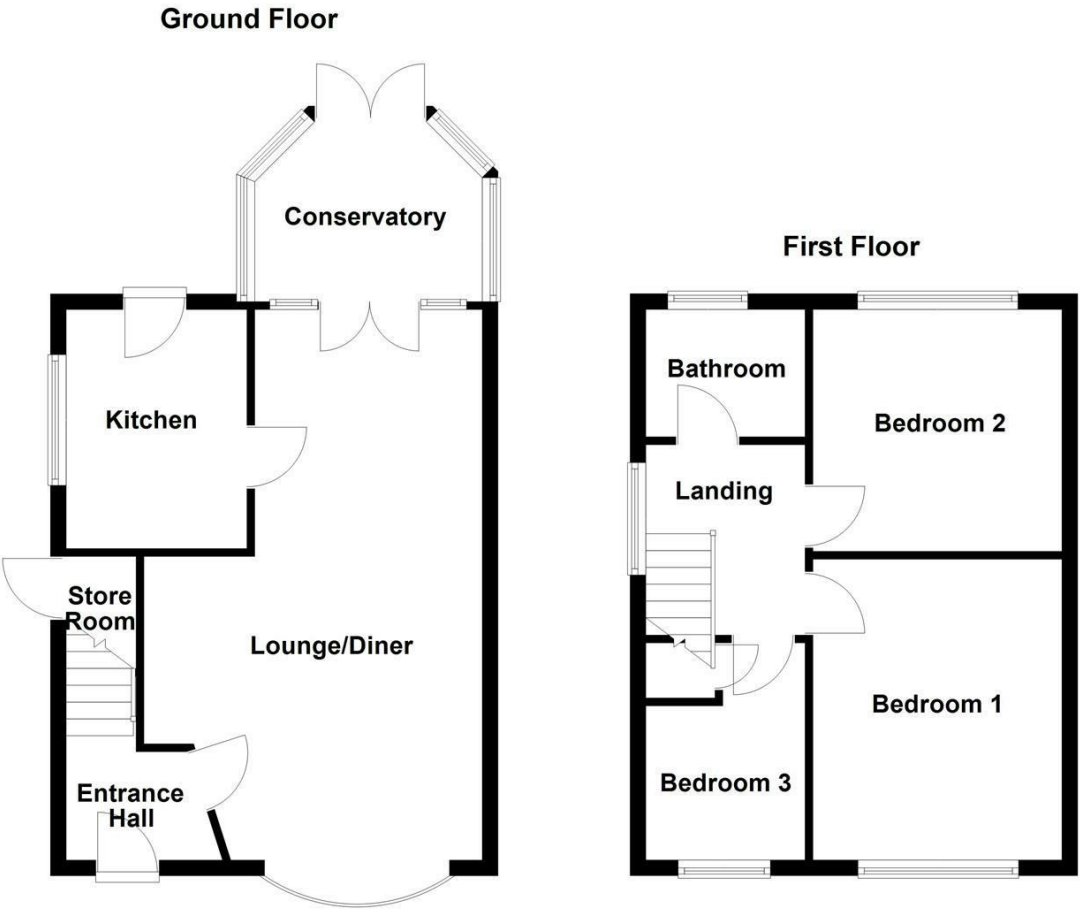
WAKEFIELD
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01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

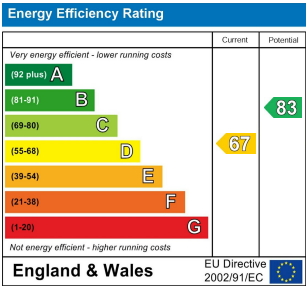


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



15 Cliff Street, Wakefield, WF2 0DW

For Sale Freehold £215,000

A fantastic opportunity to purchase this three bedroom semi detached property benefitting from driveway with garage and attractive lawned garden.

The property briefly comprises of the entrance hall, spacious lounge/diner, conservatory and kitchen. The first floor landing leads to three bedrooms and house bathroom. Outside to the front is a lawned garden and driveway to the side leading to the single detached garage. To the rear is an enclosed lawned garden with paved patio area.

The property is within walking distance to local amenities and schools located nearby with main bus routes running to and from Wakefield city centre. The M1 and M62 motorway links are only a distance away, perfect for those looking to travel further afield.

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

UPVC double glazed front entrance door, central heating radiator, staircase to the first floor landing, laminate flooring and door leading to the living room.

LOUNGE/DINER

9'11" x 14'2" [max] x 9'6" [min] [3.04m x 4.33m [max] x 2.92m [min]]

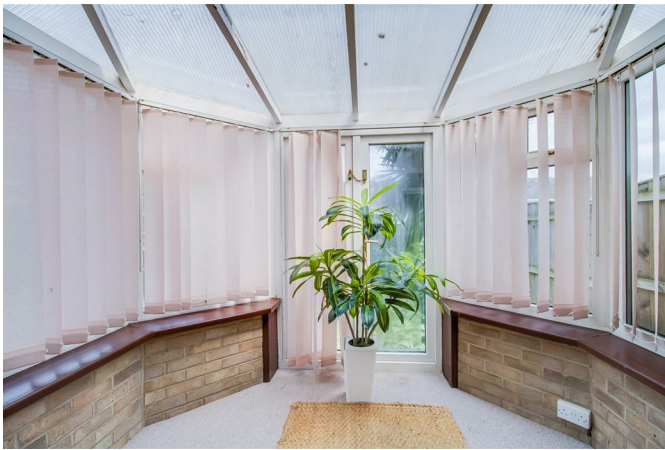
UPVC double glazed bow window overlooking the front aspect, two ceiling roses, coving to the ceiling, a set of UPVC double glazed French doors leading into the conservatory with panel windows, two central heating radiators, electric fire on a marble hearth with marble matching interior and wooden decorative surround. Door providing access into the kitchen.



CONSERVATORY

7'7" x 9'1" [2.32m x 2.77m]

UPVC double glazed windows on three sides and a set of French doors to the rear garden.



KITCHEN

7'7" x 9'9" [2.32m x 2.99m]

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with swan neck mixer tap, space and plumbing for a washing machine, space for a fridge/freezer and space for a cooker. UPVC double glazed rear door, UPVC double glazed window to the side aspect.

FIRST FLOOR LANDING

Central heating radiator, UPVC double glazed window overlooking the side elevation, doors to three bedrooms and house bathroom.

BEDROOM ONE

10'6" x 12'9" [3.21m x 3.91m]

UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO

10'6" x 10'1" [3.22m x 3.08m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE

9'1" [max] x 6'6" [min] x 6'9" [2.79m [max] x 1.99 [min] x 2.06m]

UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access into an overstairs storage cupboard with fixed shelving.

BATHROOM/W.C.

5'4" x 6'7" [1.63m x 2.03m]

Three piece suite comprising panelled bath with electric shower, low flush w.c. and pedestal wash basin. UPVC double glazed frosted window overlooking the rear

elevation, chrome ladder style radiator and coving to the ceiling.



OUTSIDE

To the front is an attractive lawned garden with steps leading to the front door. A driveway to the side provide off road parking leading to the single detached garage with manual up and over door, power and light. To the rear is a paved seating area and lawned garden, enclosed by timber fencing.



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.