



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

England & Wales

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.





483 Leeds Road, Robin Hood, WF3 3BE

For Sale Freehold £140,000

A deceptively well proportioned two bedroomed mid terraced house with a garden to the rear and offering scope for updating, however having the benefit of a recently replaced roof.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable property offers scope for cosmetic updating and is approached via a composite front entrance door which leads through into a well proportioned living room. To the rear there is a dining kitchen overlooking the back garden and door to the cellar steps which provides a useful additional storage area. To the first floor there are two well proportioned bedrooms served by a bathroom, fitted with a three piece suite. The back garden is of good proportions with a useful shed and greenhouse.

The property is situated in this popular residential area on the northern side of Wakefield within easy reach of good bus routes, shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centres of Leeds and Wakefield, both of which have mainline railway stations and excellent access to motorway network.







WAKEFIELD 01924 291 294

OSSETT 01924 266 555

HORBURY 01924 260 022

NORMANTON 01924 899 870

PONTEFRACT & CASTLEFORD 01977 798 844



ACCOMMODATION

LIVING ROOM 15'1" x 13'9" (4.6m x 4.2m)

Double glazed window to the front, composite front entrance door, double central heating radiator and fireplace with fitted gas fire.



DINING KITCHEN 13'9" x 12'1" (4.2m x 3.7m)

Fitted with a range of wall and base units with laminate work surface incorporating stainless steel sink unit. Slot in point for a gas cooker, wall mounted gas fire, space for a tall fridge/freezer and wall mounted central heating boiler. Window to the rear, double central heating radiator and door to the cellar head.

BASEMENT

Useful storage cellar.

FIRST FLOOR LANDING Loft access hatch.

BEDROOM ONE

15'1" x 13'9" (4.6m x 4.2m) Window to the front and double central heating radiator.



BEDROOM TWO 14'1" x 8'10" (4.3m x 2.7m)

Window overlooking the back garden, central heating radiator, fitted wardrobes and cupboards.



BATHROOM/W.C. 6'2" x 4'11" (1.9m x 1.5m)

Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash basin and low suite w.c. Frosted window to the rear, part tiled walls, central heating radiator and overstairs cupboard.



OUTSIDE

To the front the property has a small buffer style garden. Whilst to the rear there is a much larger garden with a paved sitting area leading up to a lawn with established beds and borders, beyond which is a wooden shed and greenhouse.



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.