



#### 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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 50 Gordon Street, East Ardsley, Wakefield, WF3 2BH

### For Sale Freehold £175,000

Recently modernised throughout is this well presented and spacious two bedroom mid terrace property benefitting from spacious kitchen/diner, storage cellar and low maintenance rear yard.

The property briefly comprises of the lounge and kitchen/diner with access down to the cellar. The first floor landing leads to two double bedrooms and recently renovated modern three piece house bathroom. Externally there is a low maintenance flagged yard to the rear with potential for off street parking.

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

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



Zoopa.co.uk rightmove

aria | propertymark  
PROTECTED

naeo | propertymark  
PROTECTED

The Property  
Ombudsman

APPROVED CODE  
THE NATIONAL TRUST

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK





## ACCOMMODATION

### LOUNGE

14'5" x 10'10" [4.41m x 3.31m]

UPVC double glazed window to the front elevation, wood effect laminate flooring, central heating radiator and open fireplace with space for an electric fire. Door through the inner hallway.



### HALLWAY

Stairs to the first floor landing and door to the kitchen/diner.

### KITCHEN/DINER

14'4" x 13'11" [4.39m x 4.26m]

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, integrated oven with gas hob, space for a washing machine, space for a dryer and space for a fridge/freezer. UPVC double glazed window to the rear elevation, central heating radiator, wood effect laminate flooring and door leading down to the storage cellar.



### CELLAR

14'6" x 11'1" [4.44m x 3.39m]

Frosted single glazed window to the front elevation and the boiler is housed in here.

### FIRST FLOOR LANDING

Doors to two bedrooms and bathroom.

### BEDROOM ONE

14'5" x 10'10" [4.41m x 3.31m]

UPVC double glazed window to the rear elevation, central heating radiator and wood effect laminate flooring.



### BEDROOM TWO

10'7" x 9'7" [3.25m x 2.94m]

UPVC double glazed window to the rear elevation, central heating radiator and wood effect laminate flooring.



### BATHROOM/W.C.

13'11" x 4'6" [4.25m x 1.39m]

Modern three piece suite comprising bath with screen and wall mounted shower, vanity wash hand basin with mixer tap and low flush w.c. UPVC double

glazed frosted window to the rear elevation, ladder style radiator, spotlights and built in overstairs storage cupboard.



### OUTSIDE

To the front is a communal lawn area with pathway leading down the side of the property. To the rear is a low maintenance flagged yard with potential for off street parking.



### 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.