



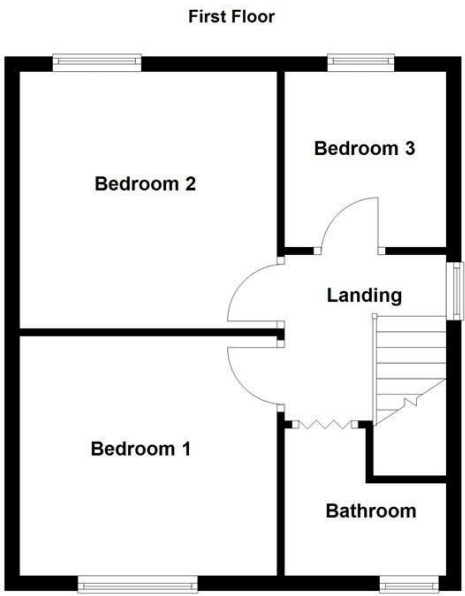
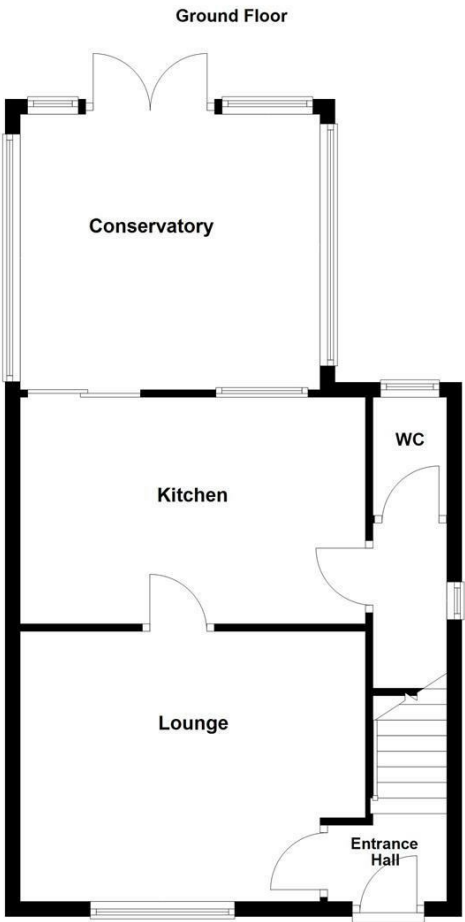
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

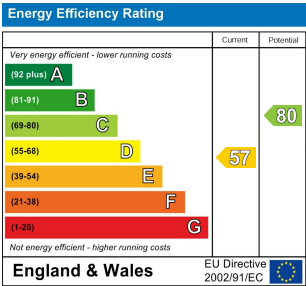


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



51 Childs Road, Wakefield, WF2 0BP

For Sale Freehold £215,000

Offered for sale with no onward chain and vacant possession upon completion is this spacious and attractive three bedroom semi detached home. The property benefits from a large conservatory, UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises: entrance hall, lounge, kitchen/diner, downstairs W.C., and conservatory. To the first floor, a landing leads to three well proportioned bedrooms and the main bathroom. In addition, there is loft access via a drop down ladder to a versatile loft room, suitable for a variety of uses. Externally, the property enjoys a lawned garden to the front with a shared driveway to the side, while to the rear lies a generously sized lawned garden incorporating a substantial detached garage.

The property is well placed for a range of local amenities, including shops, schools, and medical facilities, with regular bus services nearby and excellent access to the wider transport network.

This is an ideal opportunity for first time buyers, professional couples, or families seeking a well located home with plenty of space. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Entrance door leading into the entrance hall with stairs to the first floor landing and a door into the lounge.

LOUNGE

14'6" x 11'11" [4.42m x 3.65m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, and an electric fire with marble back and modern surround. Door to the kitchen.



KITCHEN

15'1" x 9'11" [4.62m x 3.04m]

UPVC double glazed window to the rear, part tiled walls, a fully tiled floor and double-glazed sliding UPVC patio doors leading into the conservatory. Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer, space for a fridge and freezer, plumbing for a washing machine, and space

for a range cooker. A door off the kitchen provides access to the understairs storage pantry, which has a double-glazed UPVC frosted window to the side, and another door to a separate W.C.. Aluminium sliding door into the conservatory.

DOWNSTAIRS W.C.

Frosted UPVC double glazed window to the rear, low flush W.C..

CONSERVATORY

122" x 11'6" [3.71m x 3.51m]

UPVC double glazed windows surrounding with UPVC double glazed French doors to the rear.



FIRST FLOOR LANDING

Access to three bedrooms and the house bathroom. Loft access.

BEDROOM ONE

10'6" x 10'2" [3.21m x 3.12m]

UPVC double glazed window to the front and a central heating radiator.



BEDROOM TWO

11'4" x 10'0" [3.46m x 3.06m]

UPVC double glazed window to the rear, central heating radiator, fitted wardrobes to two walls.



BEDROOM THREE

8'2" x 8'0" [2.49m x 2.46m]

UPVC double glazed window to the rear and a central heating radiator.



BATHROOM

8'10" x 8'10" [max] [2.7m x 2.7m [max]]

Frosted UPVC double glazed window to the front, fully tiled walls, and recessed spotlights. The bathroom comprises of a corner panel bath with shower over, low flush W.C., and wash basin with vanity cupboard.



LOFT ROOM

Double glazed Velux window to the front.

OUTSIDE

To the front is a lawned garden with a shared driveway between the neighbouring properties. To the rear, there is a large lawned garden incorporating a stone-pebble patio area. There is a large detached garage with a main entrance door, sliding door, and an inspection pit inside.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"This has been a family home for 36 years and with its prime location for of having a school in walking distance as well as supermarket, a selection of take away food outlet and a couple of bars, we have enjoyed our years with my children growing up in such a happy, safe community, having ample space outside and inside for a growing family always."

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.