



WAKEFIELD
01924 291 294

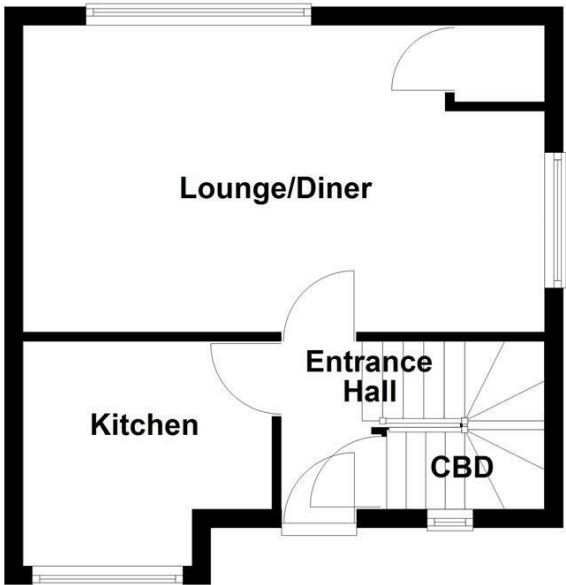
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

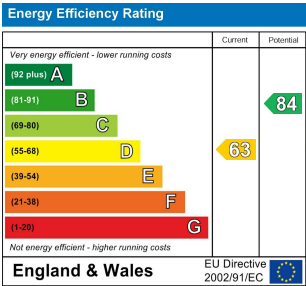


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



14 Willow Drive, Wakefield, WF1 5LN
For Sale Freehold £165,000

An excellent opportunity to purchase this well presented two bedroom semi detached property, occupying a generous corner plot with a double pebble driveway providing ample off road parking and CCTV.

The property is entered via a welcoming hallway with storage cupboard and staircase to the first floor. The ground floor comprises a fitted kitchen, a spacious lounge/diner, and a rear porch. To the first floor, the landing gives access to two double bedrooms and a modern three piece bathroom suite, along with an additional storage cupboard housing the combi boiler. To the front, the property enjoys a lawned garden with a central paved pathway, enclosed by timber fencing with gated access to the roadside. A timber side gate leads to a generous double pebble driveway, while a further gate opens to the low maintenance rear garden. The rear garden is fully enclosed and features a paved patio area, ideal for outdoor dining and entertaining.

The property is ideally situated within walking distance of local amenities and schools. Excellent transport links are available nearby, including regular bus services to Wakefield city centre and Sandal & Agbrigg railway station, providing easy access for commuters.

This property offers a fantastic opportunity for first-time buyers, downsizers, or investors, and an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door into the entrance hall, UPVC double glazed frosted window to the front, central heating radiator, stairs to the first floor landing. Doors to the lounge/diner, kitchen and to the understairs storage cupboard.

KITCHEN

8'11" x 7'0" [max] x 5'0" [min] [2.73m x 2.15m [max] x 1.53m [min]]

UPVC double glazed window to the front. Fitted with a range of wall and base units, providing ample work surface, with tiled splashbacks above. There is a stainless steel sink with central drainer and mixer tap, plumbing and space for a washing machine, counter space for a freestanding fridge freezer, and an integrated oven and grill with a four ring gas hob and cooker hood over.

LOUNGE/DINER

10'10" x 18'9" [max] x 15'0" [min] [3.32m x 5.74m [max] x 4.58m [min]]

UPVC double glazed windows to the side and rear, two central heating radiators, coving to the ceiling and an electric fire within a marble hearth and a decorative surround. Door to the rear porch which provides access into the rear garden.



FIRST FLOOR LANDING

UPVC double glazed window to the front, coving to the ceiling, central heating radiator, loft access [boarded around the hatch]. Doors to two bedrooms and the house bathroom.

BEDROOM ONE

10'1" x 10'11" [3.08m x 3.35m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.



BEDROOM TWO

10'11" x 8'5" [3.35m x 2.58m]

UPVC double glazed window to the side, central heating radiator, coving to the ceiling.



BATHROOM

6'10" x 5'5" [2.09m x 1.67m]

Frosted UPVC double glazed window to the font, chrome heated towel rail, UPVC cladding to the ceiling, vent. Comprises of a modern three piece suite, including a panelled bath with glass screen, two taps, and a separate electric shower over. There is a wash basin with mixer tap set into a vanity cupboard below, and a low flush W.C..



OUTSIDE

Externally, the property enjoys an attractive lawned front garden with a central paved pathway leading from a cast iron gate. The front is enclosed by panel fencing to all sides. A concrete pathway runs parallel to the house, with a timber gate providing access to a low maintenance pebbled driveway to the side, offering off road parking for two vehicles. An outside light with sensor is positioned on the corner of the property, and a timber gate leads into the rear garden. The rear garden is designed for easy maintenance, featuring a large paved patio area ideal for entertaining and dining. It is fully enclosed by timber fencing on all three sides, ensuring privacy.



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.

VIEWING

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