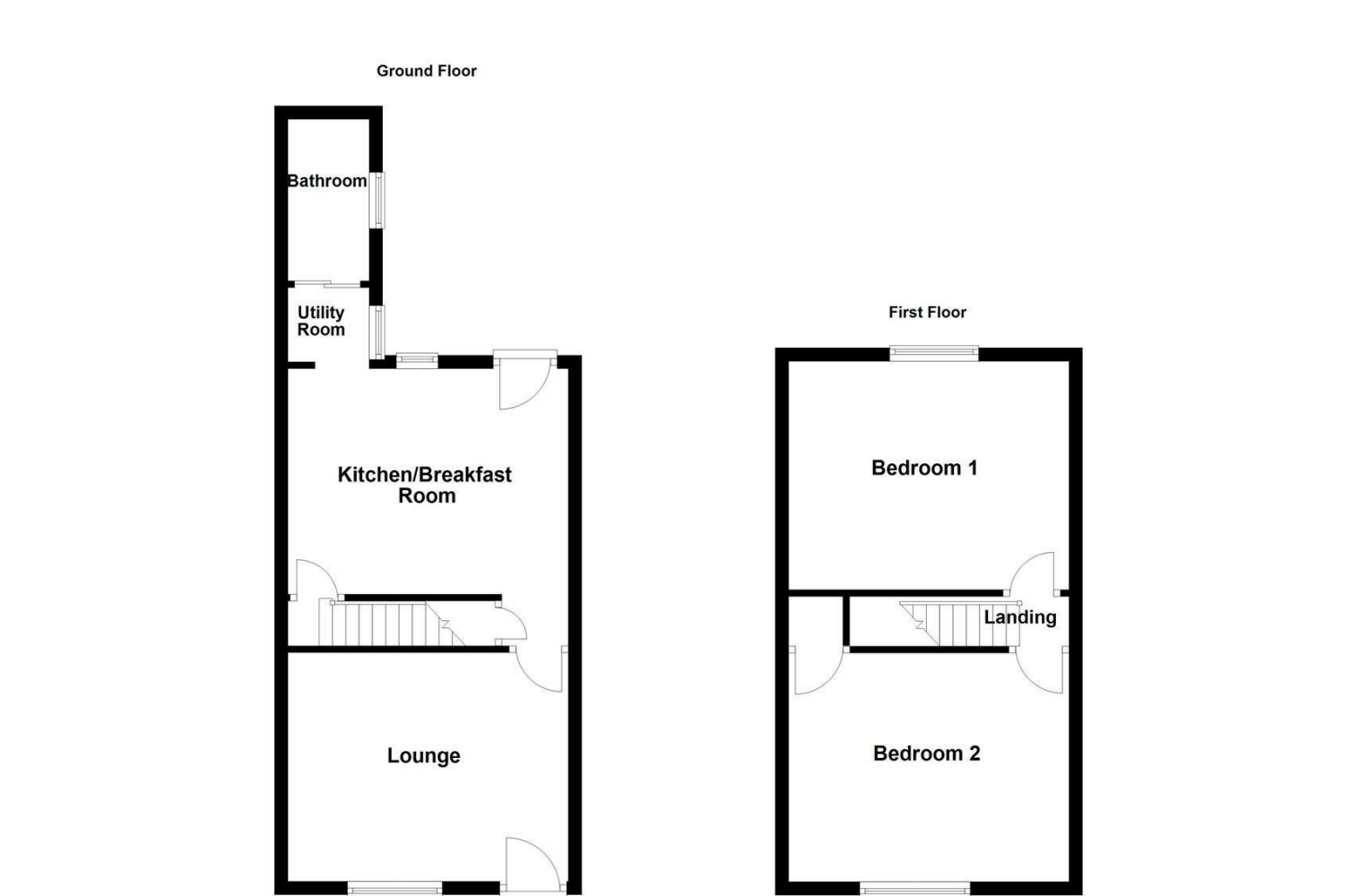


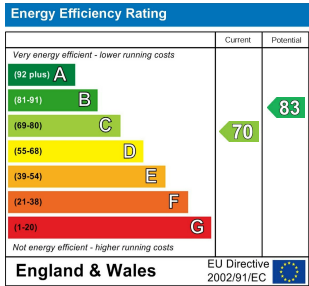


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



24 Plumpton Street, Wakefield, WF2 9RA

For Sale Freehold £150,000

A fantastic opportunity for the first time buyer, couple, or family looking to take their first step onto the property ladder is this superbly appointed and deceptively spacious two bedroom mid terrace home.

Benefiting from UPVC double glazing and gas central heating throughout, the accommodation briefly comprises a welcoming lounge, a contemporary breakfast kitchen, utility room, and a modern house bathroom. Stairs from the inner hall lead to two well proportioned bedrooms to the first floor. Externally, there is on street parking to the front and a low maintenance garden to the rear, ideal for outdoor seating and ease of upkeep.

The property is well placed for local amenities including shops, schools, supermarkets, and regular bus routes, whilst also being within easy reach of Wakefield city centre and further transport links.

An ideal home for a wide range of purchasers, this property deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



ACCOMMODATION

LOUNGE

13'6" x 11'1" [4.14m x 3.39m]

A composite entrance door opens into the lounge, which includes a UPVC double glazed front window, a radiator, and a wall mounted electric fire with a door leading into the kitchen.



KITCHEN/BREAKFAST ROOM

12'2" x 13'6" [3.71m x 4.14m]

Access to understairs storage before it opens into the contemporary breakfast kitchen. The kitchen is fitted with grey gloss wall and base units with matching worktops, all soft close, along with a breakfast island bar with

cupboards beneath. A 1.5 stainless steel sink and drainer, plumbing for a washing machine, integrated oven and grill, touch screen Lamona induction hob with stainless-steel filter hood, tiled splashbacks, contemporary vertical radiator, and oak effect laminate flooring. Recessed spotlights, a UPVC double glazed window and a UPVC door to the rear.



UTILITY ROOM

4'6" x 6'3" [1.39m x 1.93m]

Fitted with base units and housing the boiler. A UPVC double glazed frosted window to the side, space for a fridge freezer, recessed spotlights and wood effect laminate flooring.



BATHROOM/W.C.

4'4" x 7'1" [1.34m x 2.16m]

A sliding door leads to the contemporary bathroom, which includes a low flush w.c., high gloss wash basin over drawers, panel bath with mixer shower and separate attachment, fully tiled walls and floor, heated chrome towel radiator, recessed spotlights and a UPVC double glazed frosted window to the side.



FIRST FLOOR LANDING

Access to two bedrooms.

BEDROOM ONE

12'2" x 13'8" [3.71m x 4.19m]

A UPVC double glazed rear window and a radiator.



BEDROOM TWO

13'6" x 11'0" [4.14m x 3.37m]

A UPVC double glazed front window, a radiator, and a door to a storage cupboard.



OUTSIDE

Outside, the property offers a well-maintained rear garden incorporating artificial lawn and a brick built outhouse for storage. On street permit parking is available to the front.



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.