



WAKEFIELD  
01924 291 294

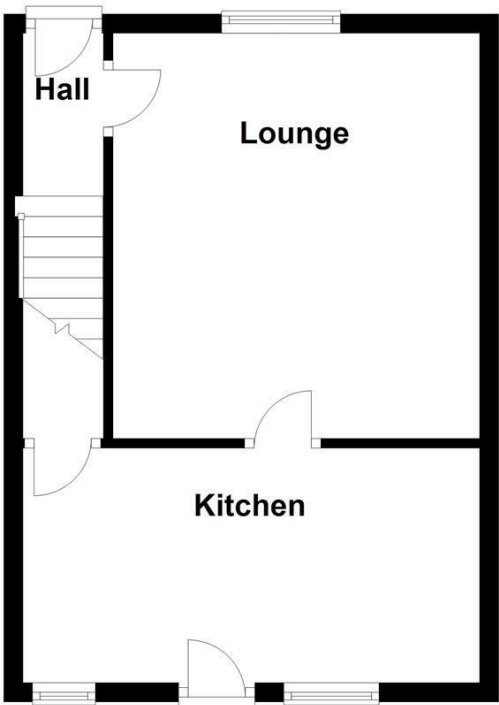
OSSETT  
01924 266 555

HORBURY  
01924 260 022

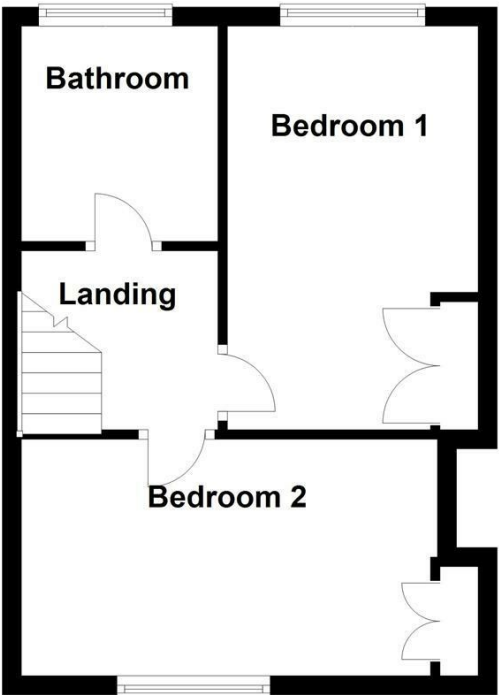
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

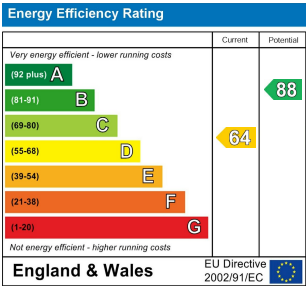


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



12 Agbrigg Road, Wakefield, WF2 6AF  
For Sale Freehold £120,000

Set back from the main roadside and ideally located for transport links is this two bedroom end terrace property in need of modernisation benefitting from gardens to the front and rear.

The property briefly comprises of lounge, kitchen, hallway with stairs leading to the first floor landing which provides access to two bedrooms and family bathroom/w.c. Externally there are low maintenance flagged gardens to the front and rear with brick outhouse for storage. There are two parking spaces to the side.

The property is ideally situated close to transport links as it is within walking distance to Sandal & Agbrigg train station and close to main bus routes to and from Wakefield city centre.

This property would make a fantastic home and an early viewing comes highly recommended.





## ACCOMMODATION

### KITCHEN

Wood framed entrance door. Range of base units with space for an electric cooker, space for a washing machine and space for a fridge/freezer. Two UPVC double glazed windows to the front elevation, central heating radiator, built in understairs storage cupboard and door through to the lounge.

### LOUNGE

13'11" x 12'7" [4.25m x 3.85m]  
UPVC double glazed window to the rear elevation, central heating radiator and space for a fire with original stone fireplace surround. Door to the hallway.



### HALLWAY

Wood framed rear door and staircase to the first floor landing.

### FIRST FLOOR LANDING

Access to two bedrooms and family bathroom.

### BEDROOM ONE

13'10" x 8'7" [4.23m x 2.63m]  
UPVC double glazed window to the rear elevation, central heating radiator and built in storage cupboard



### BEDROOM TWO

15'8" [max] x 8'1" [4.79m [max] x 2.48m]  
UPVC double glazed window to the front elevation and central heating radiator.



### BATHROOM/W.C.

7'4" x 6'9" [2.25m x 2.06m]  
Three piece suite comprising bath, wash hand basin and w.c. UPVC double glazed frosted window to the rear.



## OUTSIDE

To the front of the property is a small flagged patio garden with original brick outhouse for storage. To the rear is a low maintenance flagged patio. The vendor advises us there are two parking spaces to the side.



## 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.