



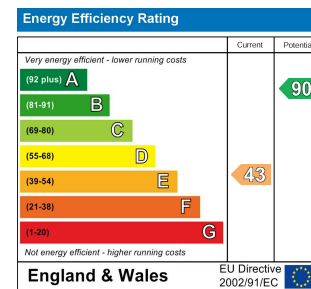
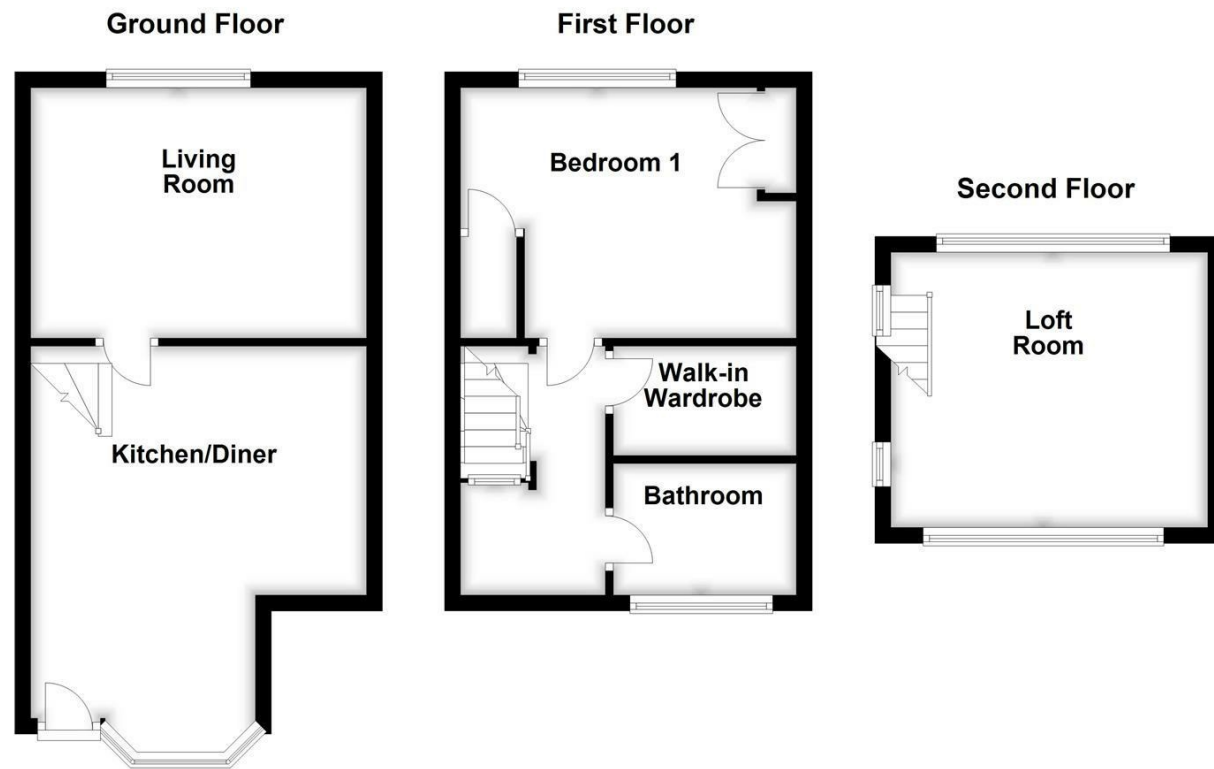
WAKEFIELD
01924 291 294

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.



45 Wakefield Road, Grange Moor, Wakefield, WF4 4BB

For Sale Freehold £160,000

Situated in Grange Moor is this one bedroom cottage style end terrace property benefitting from driveway parking, detached garage and separate garden.

The property comprises of kitchen/diner and living room. To the first floor landing there is one double bedroom, walk in wardrobe and bathroom/w.c. To the second floor there is an occasional loft room. Externally there is driveway parking, detached garage and gardens separate from the property.

The property is ideally located for all local shops and amenities, whilst being a short distance away from Horbury and surrounding towns. For those wishing to commute, Huddersfield is only a short drive away.

Offering plenty of characters and charm, this property would make a fantastic first time home and an early viewing is highly recommended.



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ACCOMMODATION

KITCHEN

5'8" x 14'0" [max] [1.73m x 4.27m [max]]

Fitted kitchen with a range of wall and base units with wood worktops, integrated induction hob, integrated double oven, space for a fridge/freezer, space for a washing machine and sink and drainer unit with mixer hose tap. Composite entrance door, UPVC double glazed box window to the front elevation, ladder style radiator, brick open fireplace with log burner, staircase to the first floor landing and door leading through to the living room.



LIVING ROOM

13'8" x 10'5" [4.17m x 3.18m]

UPVC double glazed window to the rear elevation, two central heating radiators and open brick fireplace.

FIRST FLOOR LANDING

Access to bedroom one, walk in wardrobe and bathroom.

BEDROOM ONE

13'9" x 10'2" [4.2m x 3.12m]

UPVC double glazed window to the rear elevation, two central heating radiators and built in storage cupboard with further understairs storage cupboard.



WALK IN WARDROBE

6'2" x 5'2" [1.9m x 1.58m]

Carpeted.

BATHROOM/W.C.

7'9" x 5'5" [2.38m x 1.66m]

UPVC double glazed window to the front elevation. Three piece suite comprising wall mounted shower over the bath, vanity wash hand basin with mixer tap and low flush w.c. Central heating radiator, spotlights to the ceiling and fully tiled walls.

LOFT ROOM

11'6" x 13'1" [3.52m x 3.99m]

Wood beams, UPVC double glazed windows to the front and rear elevation, side frosted window panel and window. Two built in storage cupboards to one side.



OUTSIDE

The garden is separate from the property and comprises of a pebbled off street parking area for four/five cars and detached garage with drop

down to an artificial lawn and pebbled area with corner seating area and decked patio.



COUNCIL TAX BAND

The council tax band for this property is B.

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 Ossett 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.