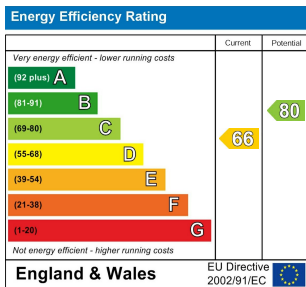


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



237 Weeland Road, Sharlston Common, WF4 1EB

For Sale Freehold £130,000

Situated in the Sharlston area of Wakefield is this two bedroom mid terraced property. Well presented throughout and including two good sized bedrooms, two reception rooms, a kitchen and an enclosed low maintenance rear garden, this property is certainly not one to be missed.

The property briefly comprises of the entrance porch, this leads us through to the living room, dining room with stairs providing access to the first floor landing, understairs storage and an opening to the kitchen with the kitchen leading us to the rear of the property to complete the ground floor accommodation. To the first floor landing there is loft access, bedrooms one and two, both fitting double beds, as well as the house bathroom. To the front of the property there is a low maintenance front buffer garden which is mainly pebbled with a concrete pathway to the front door, a wall surrounding and an iron gate providing access. The rear of the property is mainly low maintenance and is made up of a paved patio area, perfect for outdoor dining and entertaining purposes, very low maintenance and is fully enclosed by walls and timber fencing with right of access for the neighbours for foot and bins.

Sharlston is an ideal location for a range of buyers as for the first time buyer, small family or professional couple, it is ideally located for shops and schools which can be found within walking distance. Slightly further afield in neighbouring towns and cities such as Featherstone, Normanton and Wakefield we can find a larger range of facilities. Sharlston is on local bus routes to and from the neighbouring towns and cities and is close by to Streehouse train station for those who are looking for more major city links. The M62 motorway is just a short distance from the property for those who look to commute further afield.

Only a full internal inspection will truly show what is to offer and so an early viewing is highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE PORCH

5'2" x 2'10" [1.59m x 0.88m]

Timber framed front door into entrance porch, laminate flooring, timber framed double glazed windows to the front and side, UPVC double glazed door to the living room.

LIVING ROOM

12'2" x 13'5" [max] x 11'10" [min] [3.73m x 4.1m [max] x 3.62m [min]]

UPVC double glazed window to the front, central heating radiator, door to dining room, fireplace with brick hearth surround.

DINING ROOM

10'1" x 10'4" [3.09m x 3.16m]

Central heating radiator, understairs storage cupboard. Opening to the kitchen, stairs to first floor landing.



KITCHEN

7'6" x 9'10" [2.3m x 3.0m]

UPVC double glazed window to the rear, frosted UPVC double glazed door to the rear, spotlights. A range of wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring gas hob with stainless steel extractor hood above. Integrated oven, space and plumbing for a washing machine, space for a undercounter fridge/freezer.

FIRST FLOOR LANDING

Loft access, doors to two bedrooms and the house bathroom.

BEDROOM ONE

12'2" x 13'5" [max] x 12'2" [min] [3.72m x 4.1m [max] x 3.72m [min]]

UPVC double glazed window to the front, central heating radiator.



BEDROOM TWO

14'9" x 7'8" [max] x 4'9" [min] [4.5m x 2.35m [max] x 1.46m [min]]

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

HOUSE BATHROOM

12'0" x 6'1" [max] x 2'5" [min] [3.66m x 1.87m [max] x 0.74m [min]]

Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, extractor fan, half tiled, spotlights. Low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, panelled bath with mixer tap and shower head attachment.



OUTSIDE

To the front of the property is a low maintenance front garden which is mainly pebbled with a concrete pathway to the front door, walls surround and an iron gate providing access. To the rear of the property is a low maintenance garden and is mainly made up of paved patio area, perfect for outdoor dining and entertaining purposes, the garden itself is fully enclosed by walls and timber fencing. Right of access for the bins.



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 Normanton office and they will be pleased to arrange a suitable appointment.