



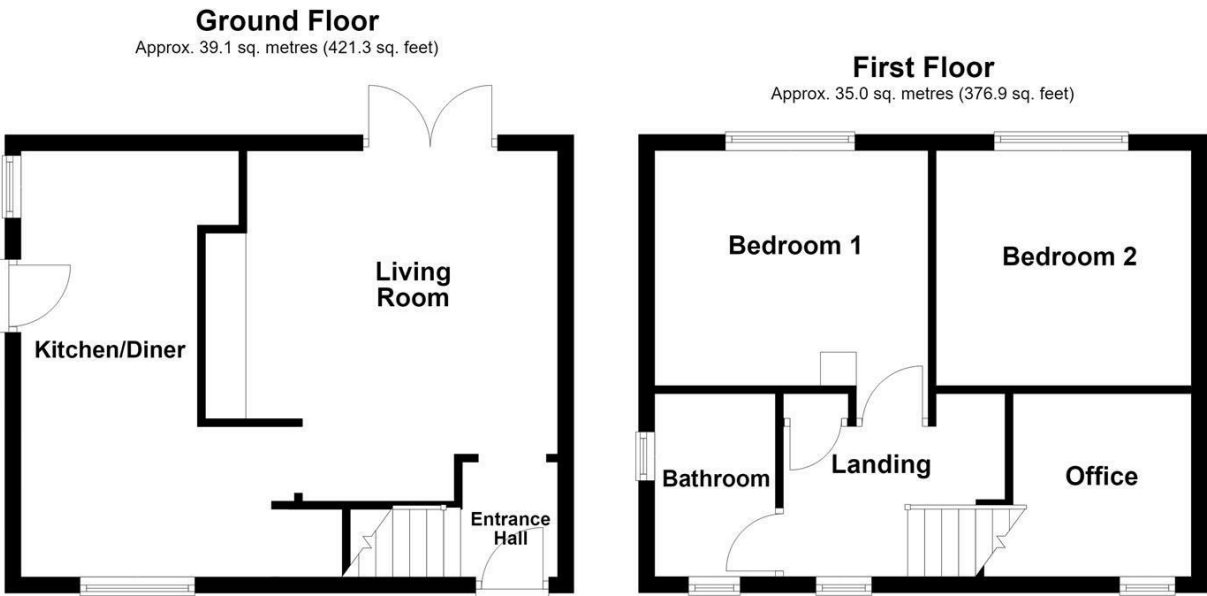
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



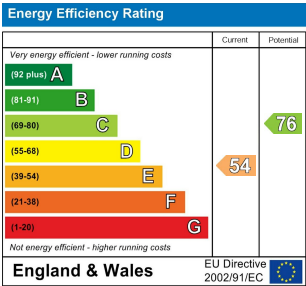
Total area: approx. 74.2 sq. metres (798.2 sq. feet)

**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.



## 77 Kettlethorpe Road, Wakefield, WF2 7ER

### For Sale Freehold £190,000

Situated in the Kettlethorpe area of Wakefield is this superbly presented two bedroom semi detached property. Boasting well proportioned accommodation throughout, including ample off road parking for several vehicles, a detached double garage and an attractive rear garden.

The accommodation briefly comprises an entrance hall, spacious living room and modern kitchen/diner. The first floor landing leads to two double bedrooms, the house bathroom and the office. Outside to the front is a driveway providing ample off road parking leading to detached double garage. To the rear is a south facing lawned garden with paved patio area, perfect for outdoor dining and entertaining.

The property is well placed to local amenities including shops and schools with several local schools within walking distance such as Hendl Lane Primary School which is only minutes walk away and Kettlethorpe High School. The property boasts great access to Newmillerdam Country Park and Pugneys Country Park for those who enjoy idyllic walks. There are main bus routes to Wakefield city centre and Junction 39 of the M1 motorway network is only a short drive away, perfect for those looking to commute for work.

Only a full internal inspection will truly reveal everything this fantastic home has to offer. An early viewing is highly recommended to avoid disappointment.





ACCOMMODATION

ENTRANCE HALL

12'2" x 14'1"

UPVC double glazed front entrance door leading into the entrance hall. Central heating radiator, staircase leading to the first floor landing and an opening into the living room.

LIVING ROOM

12'2" x 14'1" [3.72m x 4.31m]

Laminate flooring, UPVC double glazed French doors leading to the rear garden, central heating radiator, timber-clad media wall, coving to the ceiling, a further central heating radiator, two wall lights and an opening into the modern kitchen diner.

KITCHEN/DINER

11'8" x 17'3" [3.58m x 5.27m]

Two UPVC double glazed windows provide a dual aspect. The kitchen is fitted with a range of high-gloss wall and base units with laminate work surfaces over and tiled splashbacks. There is a black 1.5 bowl sink and drainer with swan neck mixer tap, plumbing and drainage for a washing machine, space beneath the counter and space for a freestanding fridge freezer. Integrated appliances include an oven and grill, microwave oven, four ring induction hob and extractor hood above. There are openings to an understairs storage cupboard and cloakroom cupboard, together with a central heating radiator, laminate flooring, inset spotlights and a UPVC double glazed side entrance door.



FIRST FLOOR LANDING

Hatch providing access to the loft, UPVC double glazed window overlooking the front elevation, openings leading to two bedrooms and the office, and doors providing access to the modern house bathroom and a storage cupboard.

BEDROOM ONE

11'4" x 11'10" [3.46m x 3.61m]

UPVC double glazed window overlooking the rear elevation, central heating radiator, laminate flooring and coving to the ceiling.



BEDROOM TWO

9'5" x 9'9" [2.88m x 2.98m]

UPVC double glazed window overlooking the rear elevation, coving to the ceiling, central heating radiator and laminate flooring.



BATHROOM/W.C.

5'4" x 7'4" [1.65m x 2.26m]

Fitted with a three piece suite comprising an L-shaped panelled bath with shower screen, chrome waterfall mixer tap, mixer shower with rainfall shower head and separate attachment, wall-mounted wash basin with chrome waterfall mixer tap and high-gloss vanity drawer beneath, and a low flush WC. The bathroom also benefits from fully tiled walls and flooring, two wall mounted extractor fans and two frosted UPVC double glazed windows overlooking the front and side elevations.



OFFICE

6'8" x 7'9" [2.05m x 2.37m]

Laminate flooring, UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator.



OUTSIDE

To the front of the property is a pleasant lawned garden and a large paved driveway providing off road parking. The driveway continues along the side of the property, where there are two external lights and double cast iron gates providing access to the rear. The rear garden features a paved patio area, double external power socket, two wall lights positioned beside the French doors, a generous lawn and two timber sheds providing useful storage. The rear garden is south facing making it a sun trap and is fully enclosed by concrete post fencing.



DETACHED DOUBLE GARAGE

26'2" x 14'8" [7.98m x 4.49m]

A detached double garage with power and lighting, timber doors and an opening providing access to a large storage area at the rear.

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.