



WAKEFIELD  
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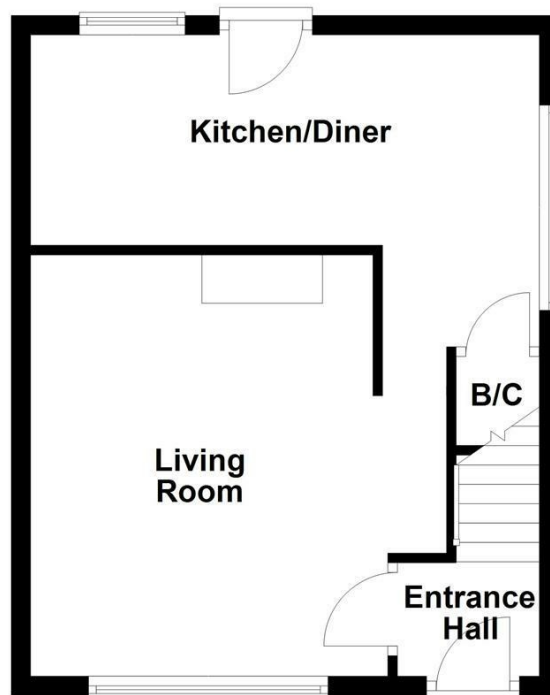
OSSETT  
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HORBURY  
01924 260 022

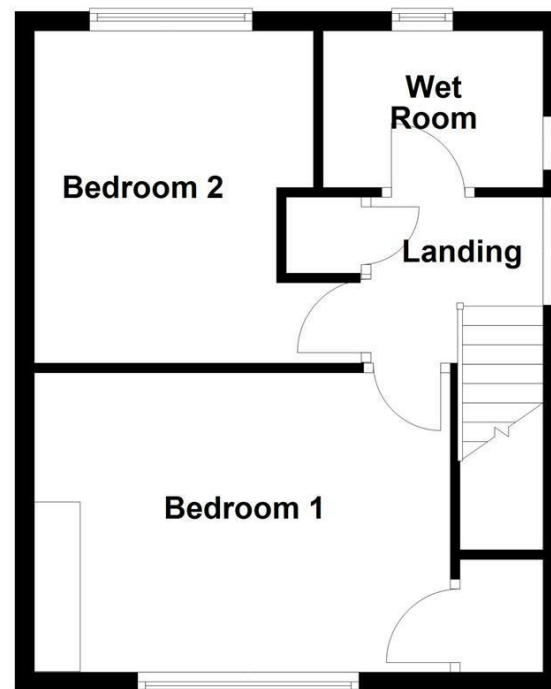
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

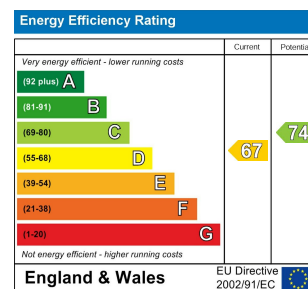
**Ground Floor**  
Approx. 35.0 sq. metres (376.7 sq. feet)



**First Floor**  
Approx. 35.0 sq. metres (376.7 sq. feet)



Total area: approx. 70.0 sq. metres (753.5 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.



**11 Silkstone Crescent, Wakefield, WF2 7ET**

**For Sale Freehold £160,000**

A superb opportunity to purchase this well presented two bedroom semi detached home, benefitting from two double bedrooms, a kitchen diner with conservatory, a spacious living room with multi fuel cast iron burner, and an enclosed rear garden. The property also offers ample off road parking via a block paved driveway and a detached garage, together with UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall leading to a spacious living room with feature multi fuel cast iron burner, which opens into an L shaped kitchen diner fitted with a range of units and integrated appliances. The kitchen also houses the boiler and provides access to the conservatory overlooking the rear garden. To the first floor, the landing provides access to two double bedrooms and a three piece wet room, along with a useful storage cupboard. Externally, to the front there is an L shaped block paved driveway providing ample off road parking and extending down the side of the property beneath a timber carport to a single detached garage with manual up and over door, power and lighting. A timber gate provides access to the enclosed rear garden, which features a lawned area, paved patio, greenhouse, timber shed and wood store. The garden is fully enclosed by timber fencing.

The property is well placed to local amenities including shops and schools with several local schools within walking distance such as Hensal Lane Primary School which is only minutes walk away and Kettlethorpe High School nearby. 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.

An excellent home offering both practicality and character. An early viewing is highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door leads into the entrance hall with a central heating radiator, staircase leading to the first floor landing and a door leading into the living room.

### LIVING ROOM

12'2" [min] x 14'2" [max] x 14'3" [3.71m [min] x 4.32m [max] x 4.35m]

UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling and a multi fuel cast iron burner set into a stone hearth. Door leading through to the kitchen diner.



### KITCHEN/DINER

11'8" [max] x 7'2" [min] x 17'5" [3.58m [max] x 2.19m [min] x 5.31m]

Fitted with a range of high gloss wall and base units with laminate work surfaces and upstands. Stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring gas hob with stainless steel splashback and cooker hood, integrated fridge with freezer below, integrated slimline dishwasher and space and plumbing for a washing machine. Dual aspect with UPVC double glazed windows to the side and rear, tiled floor, inset spotlights and exposed beams to the ceiling. Door to boiler cupboard.



### CONSERVATORY

12'7" x 8'6" [3.85m x 2.60m]

UPVC double glazed windows to three sides, tiled floor, central heating radiator, ceiling fan and UPVC door leading out to the rear garden. Power and lighting.



### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access and doors to two bedrooms, the wet room and a storage cupboard.

### BEDROOM ONE

10'1" x 14'4" [3.08m x 4.38m ]

UPVC double glazed window to the front elevation, central heating radiator, fitted double wardrobe with sliding doors, ceiling fan and access to a built in storage cupboard.



### BEDROOM TWO

11'4" [max] x 9'6" [min] x 11'6" [3.47m [max] x 2.92m [min] x 3.53m]

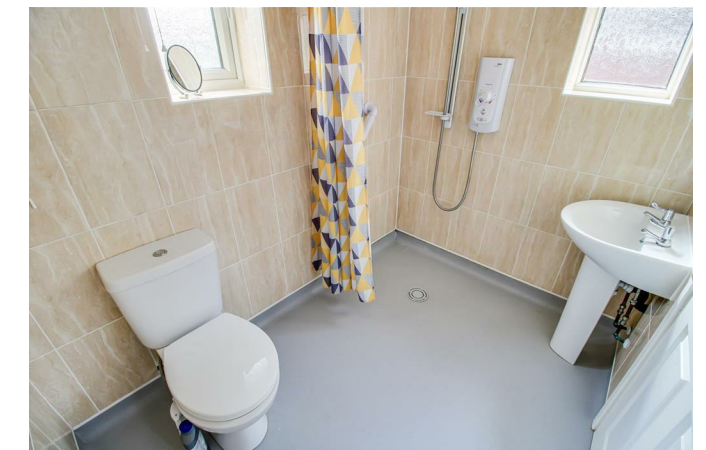
UPVC double glazed window to the rear elevation, central heating radiator, ceiling fan and fitted shelving.



### WET ROOM/W.C.

5'4" x 7'5" [1.65m x 2.27m]

Comprising low flush WC, pedestal wash basin and electric shower with curtain. Fully tiled walls, wet room flooring, chrome heated towel radiator, extractor fan and two frosted UPVC double glazed windows to the side and rear.



### OUTSIDE

Externally, the front of the property has an L-shaped block paved driveway providing off road parking, with planted borders and a low maintenance pebbled area. The driveway continues down the side under a timber carport leading to a single detached garage with up and over door, power and lighting. To the rear is an attractive garden with a concrete pathway, lawn, planted borders and mature shrubs. There is a paved patio area, greenhouse and a timber lean-to storage area to the rear of the garage, all enclosed by timber fencing.



### 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.