



WAKEFIELD  
01924 291 294

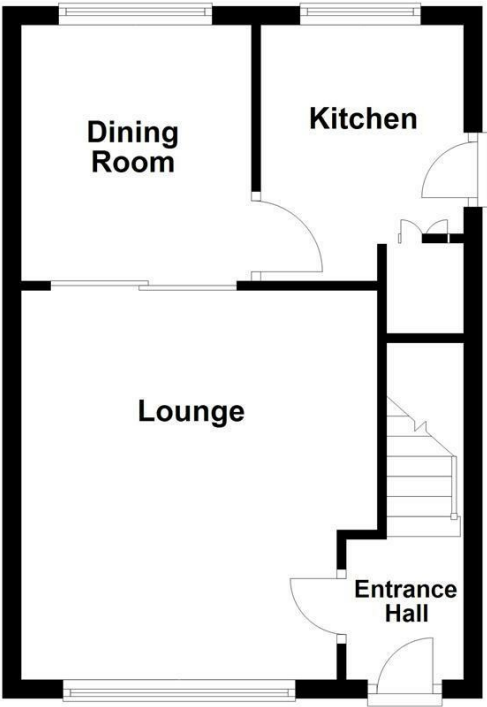
OSSETT  
01924 266 555

HORBURY  
01924 260 022

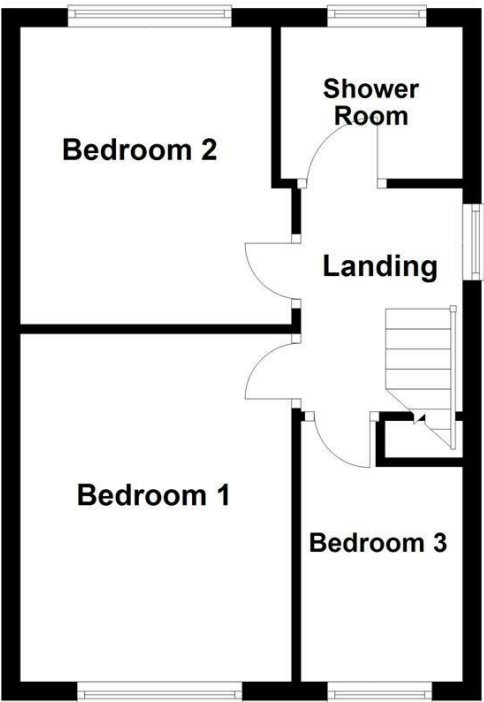
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

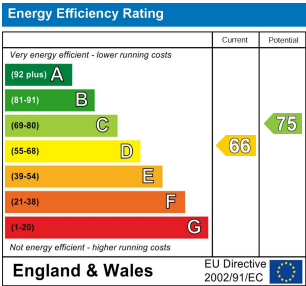


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



**11 Newton Close, Wakefield, WF1 2QG**  
**For Sale Freehold £200,000**

Situated in a sought after part of Newton Hill, this three bedroom semi detached home offers potential throughout. The property benefits from double glazing and a mains gas supply with a recently installed combination boiler.

The accommodation briefly comprises an entrance hall, lounge, dining room and kitchen, with stairs rising to the first floor which provides access to three bedrooms and a shower room. Externally, the property enjoys low maintenance gardens to the front and rear. A driveway to the side provides off road parking and leads to a detached garage, while the rear garden features a raised lawn with planted borders.

Newton Hill is a popular and well established residential area, offering a range of local amenities including shops and schools, with Wakefield city centre nearby and excellent access to the motorway network.

Offered for sale with no onward chain, this property represents an ideal opportunity for first time buyers, couples or families looking to enter the market and personalise a home to their own taste.



## ACCOMMODATION

### ENTRANCE HALL

Entrance door leading into the entrance hallway with stairs rising to the first floor landing and a door providing access into the lounge.

### LOUNGE

13'4" x 12'9" [max] x 11'2" [min] [4.08m x 3.89m [max] x 3.42m [min]]  
UPVC double glazed window to the front, gas fire with wooden surround and tiled inset and hearth, and sliding doors opening into the dining room.



### DINING ROOM

9'1" x 7'10" [2.79m x 2.41m]  
UPVC double glazed window to the rear and a door leading through to the kitchen.



### KITCHEN

8'1" x 8'11" [2.48m x 2.72m]  
Fitted with a range of wall and base units with complementary work surfaces incorporating a sink and drainer with mixer tap, plumbing for appliances, space for a cooker, drawers to the base units. UPVC double glazed window to the rear elevation, tiled splashbacks, central heating radiator, side access door, and a folding cupboard housing the boiler.

### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, and doors providing access to three bedrooms and the shower room.

### BEDROOM ONE

9'4" x 11'9" [2.86m x 3.60m]  
UPVC double glazed window to the front, fitted wardrobes incorporating a central dressing area.



### BEDROOM TWO

10'4" x 9'10" [max] x 9'1" [min] [3.16m x 3.02m [max] x 2.79m [min]]  
UPVC double glazed window to the rear.



### BEDROOM THREE

8'9" x 5'8" [2.68m x 1.75m]  
UPVC double glazed window to the front with fitted storage cupboards and overhead cupboards.



### SHOWER ROOM

6'5" x 5'6" [1.98m x 1.70m]  
Frosted UPVC double glazed window to the rear, fully tiled walls, extractor fan. Comprising a wash hand basin with pedestal, low flush W.C., corner shower cubicle with electric shower.



### OUTSIDE

To the front of the property is a low maintenance flagged garden and a tarmacadam driveway providing off street parking, leading to a detached concrete sectional garage [6.69m x 3.13m] with up-and-over door. To the rear is a lawned garden incorporating flagged patio areas and planted shrub borders.



### PLEASE NOTE

There is gas supply to the house and a boiler however only one room has a radiator in.

### 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.