

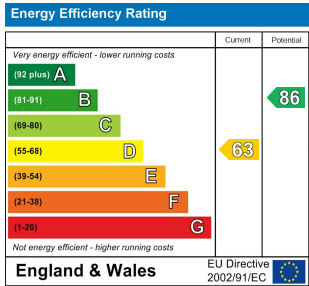


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

NORMANTON
01924 899 870

OSSETT
01924 266 555

PONTEFRACT & CASTLEFORD
01977 798 844

HORBURY
01924 260 022



32 Annie Street, Wakefield, WF1 2PL

For Sale Freehold £165,000

Situated in the sought after Outwood area of Wakefield is this well presented two bedroom end terrace property. Offering generous reception space, a modern fitted kitchen and an enclosed low maintenance courtyard style rear garden, this appealing home is ideal for a range of buyers.

The accommodation briefly comprises a living room with access to an inner hallway. From here, stairs lead to the first floor and there is access through to the kitchen diner. The kitchen diner in turn provides access down to the cellar as well as out to the rear garden. To the first floor are two well proportioned bedrooms and the house bathroom, with bedroom two also providing access to the loft. Externally, to the front is on street parking, whilst to the rear is a low maintenance garden incorporating concrete and paved patio areas, ideal for outdoor dining and entertaining. The garden is fully enclosed by walling and timber fencing, making it suitable for both children and pets.

Outwood is a popular location for a range of buyers, including first time buyers, professional couples and small families. Local shops, schools and everyday amenities are all within easy reach, with a wider range of facilities available in Wakefield city centre.

Regular bus services operate nearby, whilst Outwood benefits from its own railway station. Wakefield city centre is also home to two further railway stations providing connections to Leeds, Manchester and London. The M1 and M62 motorway networks are only a short drive away, making the property particularly convenient for those travelling further afield.

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



ACCOMMODATION

LIVING ROOM

11'3" x 12'11" [max] x 11'5" [min] [3.45m x 3.96m [max] x 3.48m [min]]

Frosted UPVC double glazed front entrance door leading into the living room, together with a UPVC double glazed window overlooking the front elevation. Feature electric fire with tiled surround and wooden mantle, coving to the ceiling, ceiling rose, central heating radiator and door providing access to the inner hallway.



INNER HALLWAY

Staircase providing access to the first floor landing and opening through to the kitchen diner.

KITCHEN DINER

10'9" x 12'5" [max] x 12'0" [min] [3.30m x 3.80m [max] x 3.68m [min]]

UPVC double glazed window overlooking the rear elevation and frosted UPVC double glazed door providing access to the rear garden. Central heating radiator, Ideal combination boiler and access down to the cellar. The kitchen is fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a breakfast bar. Ceramic sink and drainer with mixer tap, laminate splashbacks, four ring induction hob with extractor hood above and integrated oven. Integrated fridge freezer, integrated washing machine, integrated slimline dishwasher and integrated wine cooler.

FIRST FLOOR LANDING

5'5" x 12'7" [1.66m x 3.85m]

UPVC double glazed window to the side elevation and doors providing access to bedroom one, bedroom two and the house bathroom.

BEDROOM ONE

8'9" x 12'11" [max] x 11'5" [min] [2.67m x 3.95m [max] x 3.50m [min]]

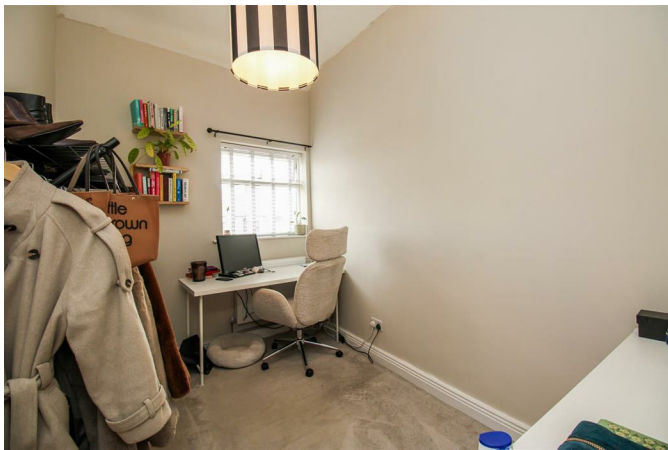
Coving to the ceiling, UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO

10'7" x 7'6" [3.25m x 2.30m]

Loft access, UPVC double glazed window overlooking the rear elevation and central heating radiator.



BATHROOM

4'5" x 6'0" [1.36m x 1.83m]

Frosted UPVC double glazed window overlooking the rear elevation and matte black ladder style central heating radiator. Fitted with a low flush W.C., pedestal wash basin, panelled bath with mixer tap and shower attachment, together with an electric shower over. Part tiled walls.



OUTSIDE

To the front of the property is on street parking. To the rear is a low maintenance courtyard style garden incorporating both concrete and paved patio areas, ideal for outdoor dining and entertaining. The garden is fully enclosed by walling and timber fencing, with a timber gate providing rear access, making it suitable for both children and pets.



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