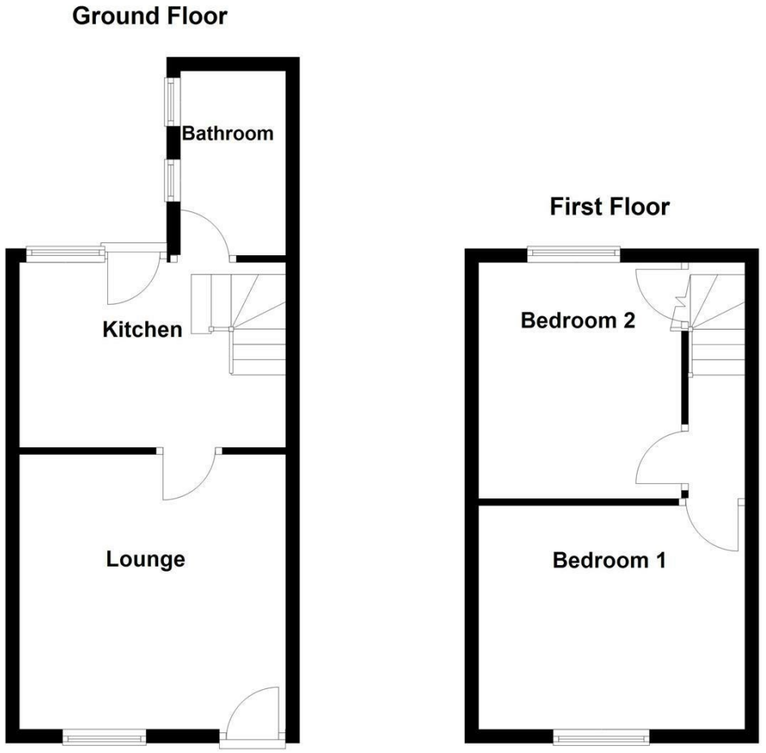
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





15 Pretoria Street, Wakefield, WF1 5PY

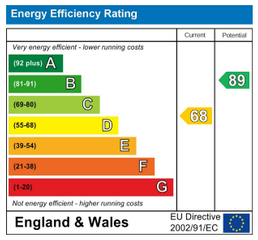
For Sale Freehold £130,000

Recently renovated and modernised to an excellent standard throughout is this superbly presented two bedroom mid terraced property, offering stylish and ready to move into accommodation, ideal for first time buyers, professional couples or investors alike.

The accommodation briefly comprises a spacious living room, modern fitted kitchen and contemporary ground floor bathroom. To the first floor, the landing provides access to two well proportioned bedrooms. Externally, the property benefits from permit parking to the front, whilst to the rear there is a useful courtyard area and an attached garage, providing valuable storage or off road parking.

The property is ideally situated for a wide range of amenities available within Wakefield city centre, including shops, restaurants, bars and leisure facilities. Popular destinations such as Trinity Walk and The Ridings Shopping Centre are within easy reach, together with excellent transport links including Wakefield Westgate and Wakefield Kirkgate railway stations, offering direct services to Leeds, Manchester and London.

Finished to a high standard throughout and ready for immediate occupation, this attractive home would make a fantastic first time purchase or investment opportunity. An early viewing is highly recommended.



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.



ACCOMMODATION

LOUNGE
13'1" x 12'8" (3.99m x 3.87m)
Entered via a composite front entrance door and featuring a UPVC double glazed window to the front elevation, central heating radiator, grey wood effect flooring with skirting boards and a feature gas fireplace with surround. An opening leads through to the kitchen.





KITCHEN
12'8" x 8'9" (3.87m x 2.67m)
Recently renovated and fitted with a range of modern wall and base units providing ample storage, integrated gas hob with cooker hood above, integrated oven, stainless steel sink and drainer unit, space for a fridge freezer and plumbing for a washing machine. Composite rear entrance door, UPVC double glazed window to the rear elevation and staircase leading to the first floor landing. A door provides access to the house bathroom.

BATHROOM/W.C.
8'9" x 5'0" (2.68m x 1.53m)
Recently renovated and appointed with a modern three piece suite comprising panel bath with wall mounted electric shower over, vanity wash basin unit with mixer tap and tiled splashback, and a low flush WC. Two frosted UPVC double glazed windows to the side elevation, recessed spotlights to the ceiling and a white ladder style heated towel radiator.



FIRST FLOOR LANDING
Providing access to two bedrooms.

BEDROOM ONE
12'8" x 10'7" (3.87m x 3.25m)
UPVC double glazed window to the front elevation, central heating radiator and wood effect flooring with skirting boards.



BEDROOM TWO
11'2" x 9'8" (3.42m x 2.95m)
UPVC double glazed window to the rear elevation, central heating radiator, wood effect flooring with skirting boards and a useful built in storage cupboard over the stairs.



OUTSIDE
To the rear is a low maintenance garden incorporating a paved patio yard with pathway to the side and a brick built garage/outbuilding providing useful storage space.





WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"Great reliable home, lots of great memories from BBQ's at the rear off the property with friends and neighbours, to short walks to Sandal castle, Pugney's, Rutland Mill Brewery, all the local pubs and the art gallery, its a lovely quiet street with some friendly neighbours, the street keeps an eye out for each other, a mini neighbour hood watch type environment."

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.