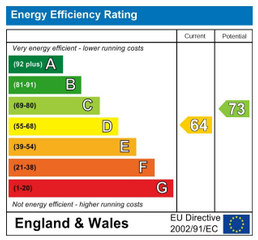

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

46 Duke Of York Street, Wakefield, WF1 3PD

For Sale Freehold £165,000

Proudly introduced to the market is this spacious three bedroom terraced home, offering well proportioned accommodation arranged over three floors and ideally situated within easy reach of Wakefield city centre. Benefitting from three good sized bedrooms, an enclosed rear garden and excellent access to transport links and local amenities, the property would make an ideal purchase for first time buyers, professional couples and young families alike.

The accommodation briefly comprises a low maintenance buffer garden leading to an entrance porch, which opens into the living room. From here, an inner lobby provides access to the staircase leading to the first floor and into the fitted kitchen, which features a range of wall and base units, access to the rear garden and stairs leading down to a useful cellar. The kitchen also houses the gas combination boiler. To the first floor, the landing provides access to two well proportioned bedrooms and a three piece family bathroom featuring a Velux window. To the second floor is a generous third double bedroom with inset spotlights to the ceiling, providing an excellent principal bedroom, guest room or additional family space. Externally, the property benefits from a low maintenance buffer garden to the front. To the rear is an enclosed garden with a lawned area and timber decking, all enclosed by timber fencing.

Ideally positioned for commuters, the property is within walking distance of both Wakefield Kirkgate and Wakefield Westgate railway stations, providing excellent connections to surrounding towns and major cities. Trinity Walk Shopping Centre, local shops, schools and a wide range of amenities are also within easy reach, together with convenient access to the motorway network.

Offered for sale with no chain, an early viewing is highly recommended to fully appreciate the space, versatility and convenient location this attractive home has to offer.

ACCOMMODATION

ENTRANCE PORCH
UPVC entrance door leading into the front porch. Linoleum flooring and access through into the lounge.

LOUNGE
12'10" x 14'7" (3.93m x 4.47m)
Laminate flooring, central heating radiator and UPVC double glazed window overlooking the front elevation. Access is provided into an inner lobby with carpeted staircase leading to the first floor.

KITCHEN
12'9" x 13'8" (3.89m x 4.19m)
Fitted with a range of wall and base units, with space and plumbing for a washing machine, provision for a double oven and space for a fridge freezer. Linoleum flooring, central heating radiator and UPVC double glazed window overlooking the rear garden. The combination boiler is also housed within the kitchen. A timber rear entrance door provides access to the garden, while there is also access down to the cellar.

FIRST FLOOR LANDING
Access is provided to bedrooms one and two, the house bathroom and a further staircase leading to the second floor.

BEDROOM ONE
12'11" x 9'10" (3.95m x 3.00m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.

BEDROOM TWO
10'1" x 6'3" (3.09m x 1.91m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation.

BATHROOM/W.C.
6'4" x 7'11" (1.95m x 2.43m)
Linoleum flooring and fitted with a panelled bath with hot and cold taps, mixer tap, shower attachment and shower over, low flush W.C. and pedestal wash basin with hot and cold taps. Fully tiled walls, chrome ladder style radiator and UPVC double glazed window overlooking the rear elevation.

SECOND FLOOR - BEDROOM THREE
16'9" x 13'1" (5.13m x 4.01m)
Accessed via a carpeted staircase. Oak effect laminate flooring, central heating radiator, UPVC double glazed window overlooking the front elevation and spotlights to the ceiling.

OUTSIDE
To the front is a small buffer style garden. To the rear is an enclosed garden incorporating a small timber decked seating area and lawned section, 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.