Richard Kendall
Estate Agent

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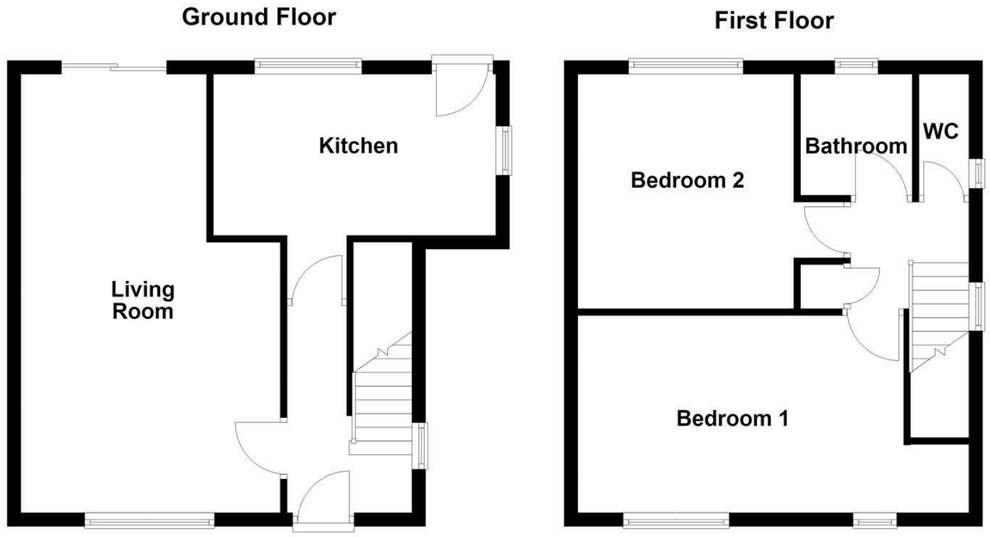


# 61 Park Lodge Lane, Wakefield, WF1 4QA

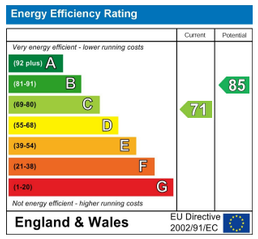
## For Sale Freehold £185,000

Situated a short distance from Wakefield city centre is this two bedroom semi detached home, offered to the market with no onward chain and vacant possession. Requiring a programme of refurbishment, the property presents an excellent opportunity for buyers looking to modernise a home to their own specification, whilst benefitting from off road parking and an enclosed rear garden.

The accommodation briefly comprises an entrance hall with access to the spacious living room and kitchen. To the first floor, the landing leads to two well proportioned bedrooms, a bathroom and separate WC. Externally, the front of the property features a gated block paved driveway providing off road parking, complemented by a neat low maintenance garden. To the rear is a paved patio seating area leading onto a lawned garden with a mature fir tree and two substantial brick built storage sheds.

The property is conveniently positioned for a range of local amenities including shops, schools and regular bus routes. Wakefield city centre is within easy reach, together with nearby railway links and excellent access to the motorway network.

Offering excellent potential and a convenient location, this property is likely to appeal to first time buyers, investors and those looking for a renovation project. An early viewing is highly recommended to fully appreciate all that this property has to offer.




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

### ENTRANCE HALL
UPVC front entrance door with adjoining window to the side, staircase providing access to the first floor and useful understairs storage cupboard.

### LIVING ROOM
20'11" x 12'5" (6.40m x 3.80m)
Bay window overlooking the front aspect, two central heating radiators and sliding French doors providing access to the rear. Feature former fireplace, currently sealed, with marble insert and hearth and wooden surround, together with adjoining television stand.

### KITCHEN
13'9" x 7'6" (4.20m x 2.30m)
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink unit. Space and plumbing for a washing machine, space for a cooker, double central heating radiator, wall mounted gas fired central heating boiler and useful understairs storage cupboard. Windows overlooking both the rear and side aspects, together with a UPVC rear entrance door.

### FIRST FLOOR LANDING
Window to the side and built-in linen cupboard.

### BEDROOM ONE
15'8" x 9'10" (4.80m x 3.00m)
Two windows overlooking the front aspect, central heating radiator and useful overstairs walk-in storage cupboard.

### BEDROOM TWO
11'1" x 10'5" (3.40m x 3.20m)
Central heating radiator and window overlooking the rear garden.

### BATHROOM
Fitted with a two piece suite comprising panelled bath with shower over and pedestal wash basin. Tiled walls, frosted window overlooking the rear elevation and central heating radiator.

### W.C.
5'6" x 2'7" (1.70m x 0.80m)
Frosted window to the side, central heating radiator and low flush W.C.

### OUTSIDE
To the front of the property is a gated block paved driveway providing off street parking, together with a neat low maintenance front garden. To the rear is a paved patio seating area leading onto a lawned garden with a mature fir tree and two substantial brick built storage sheds.

### 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.