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PONTEFRACT & CASTLEFORD
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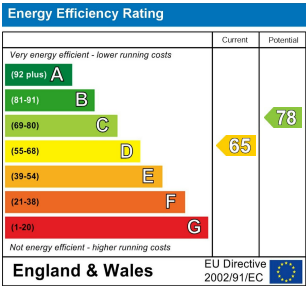


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



24 Warwick Street, Wakefield, WF1 5BJ

For Sale Freehold £210,000

A deceptively spacious and well presented three bedroom end terrace property, benefitting from fantastic rear rural views, off road parking and an expansive garden.

The accommodation briefly comprises of the dining room, kitchen, hallway leading to the living room, boot room and utility room. The first floor landing leads to three bedrooms and four piece bathroom/w.c. Outside, automatic electric timber gates lead to a driveway providing off road parking with an electric car charging port, paved patio area and good sized lawn boasting fantastic rural views. A pathway leads to the garage, outbuilding, store rooms and outside w.c.

The property is ideally located for all local shops and amenities with main bus routes nearby running to and from Wakefield city centre. Sandal & Agbrigg train station is only minutes away, perfect for those looking to travel to Leeds and Sheffield.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.



ACCOMMODATION

DINING ROOM

16'1" x 11'5" [max] x 10'11" [min] [4.91m x 3.5m [max] x 3.33m [min]]

Central heating radiator, partial underfloor heating, coving to the ceiling, ceiling rose, set of UPVC double glazed French doors to the garden, door through to the hallway and an opening into the kitchen.



KITCHEN

9'10" x 11'11" [3.0m x 3.65m]

Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, space for an electric cooker with extractor hood, space and plumbing for a dishwasher, space for an American style fridge/freezer. UPVC double glazed window to the front.

HALLWAY

Arched UPVC double glazed window to the garden, central heating radiator, stairs to the first floor landing, coving to the ceiling, dado rail and door through to the living room.

LIVING ROOM

12'11" x 16'2" [max] x 12'6" [min] [3.95m x 4.93m [max] x 3.83m [min]]

Sliding door to the understairs storage cupboard, coving to the ceiling, ceiling rose, picture rail, UPVC double glazed window to the rear, central heating radiator and decorative fireplace with marble hearth, surround and mantle. Door to the boot room.



BOOT ROOM

5'11" x 11'5" [1.81m x 3.48m]

UPVC double glazed window to the rear, UPVC double glazed door to the garden, coving to the ceiling, partial loft access, central heating radiator and door through to the utility.

UTILITY ROOM

6'3" x 5'8" [1.92m x 1.75m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back, space and plumbing for a washing machine. Extractor fan and UPVC double glazed window to the side.

FIRST FLOOR LANDING

13'11" x 6'9" [max] x 2'9" [min] [4.25m x 2.07m [max] x 0.86m [min]]

Central heating radiator, coving to the ceiling, loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE

12'10" x 16'1" [max] x 14'11" [min] [3.93m x 4.92m [max] x 4.56m [min]]

UPVC double glazed window to the garden, coving to the ceiling and central heating radiator.



BEDROOM TWO

16'1" x 11'6" [4.92m x 3.51m]

UPVC double glazed window to the garden, central heating radiator, coving to the ceiling and over stairs double doored storage cupboard.



BEDROOM THREE

10'0" x 11'7" [3.05m x 3.55m]

UPVC double glazed window to the front, central heating radiator and coving to the ceiling.



BATHROOM

7'10" x 10'1" [max] x 8'5" [min] [2.4m x 3.08m [max] x 2.58m [min]]

Four piece suite comprising low flush w.c., ceramic bespoke custom made twin sinks with mixer taps, corner bath with mixer tap and shower head attachment, separate shower cubicle with mains overhead shower. UPVC double glazed frosted window to the rear, ladder style radiator, coving to the ceiling and storage cupboard.



OUTSIDE

To the front of the property are automatic electric timber gates leading into the side garden where there is a resin driveway providing off road parking for several vehicles with electric car charging port and stone paved patio area, perfect for outdoor dining and entertaining. There is a good sized lawn garden surrounded by timber fencing with fantastic rural views to the rear and concrete pathway leading to the garage, an outbuilding, three brick built storage areas and outside w.c.



GARAGE

14'3" x 10'4" [4.36m x 3.15m]

Accessed through the rear garden, power and light. Could be used for a variety of uses.

OUTBUILDING

7'8" x 25'3" [2.35m x 7.72m]

Surrounded by UPVC double glazed windows and a set of UPVC double glazed French doors. An opening through to a storage area [2.35m x 2.3m] with UPVC double glazed window to the front and timber door.

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.