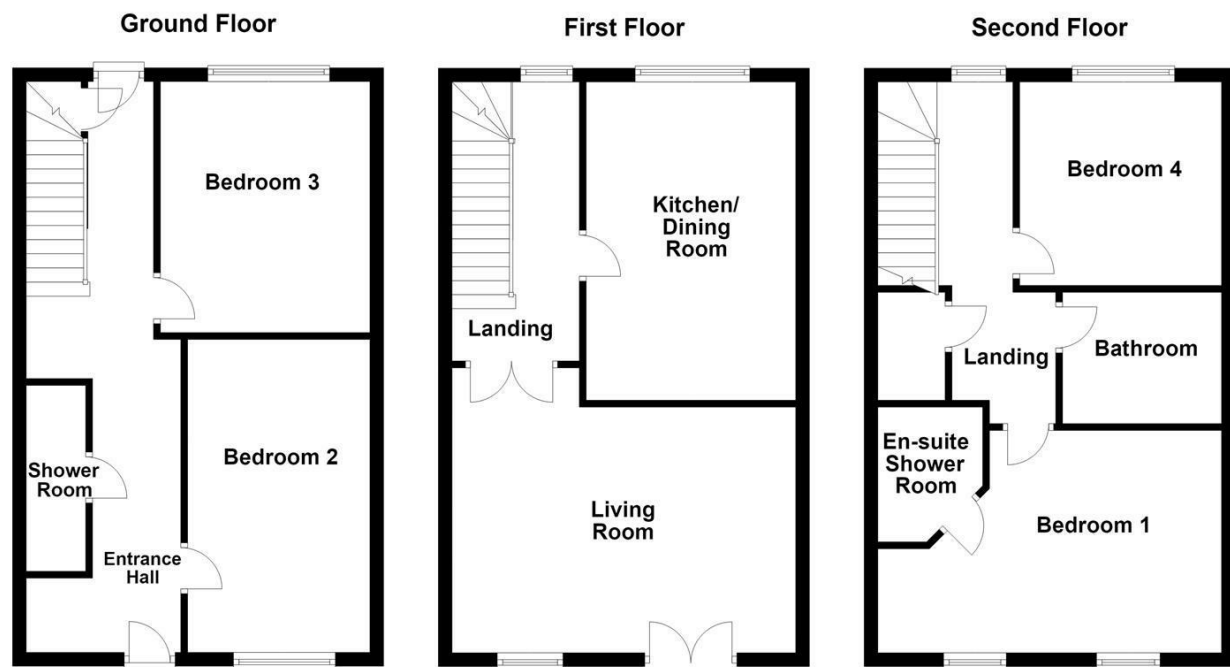


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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01924 260 022

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01977 798 844



23 Chancel Road, Wakefield, WF1 5JH

For Sale Freehold £260,000

Situated in the heart of Wakefield and offered to the market with no onward chain is this spacious three storey, four bedroom townhouse. Offering versatile accommodation throughout, the property boasts a downstairs shower room, contemporary family bathroom, enclosed rear garden and allocated parking for two vehicles.

The accommodation briefly comprises an entrance hall with access to bedrooms three and four, both of which are double sized, together with useful understairs storage, a modern three piece shower room and staircase leading to the first floor. To the first floor is a contemporary kitchen diner fitted with a range of integrated appliances, together with access to the spacious living room. The living room features a media wall and Juliet balcony overlooking the canal to the front. To the second floor are two further double bedrooms, including the principal bedroom, together with a modern three piece family bathroom and useful over stairs storage cupboard housing the combination boiler. Externally, to the rear is an enclosed garden, together with a paved patio area ideal for outdoor dining and entertaining. Two allocated parking spaces are also positioned to the rear.

The property is well placed for a range of local amenities and is within walking distance of Kirkgate railway station, Tileyard North, local shops, schools, pubs and restaurants. Wakefield city centre is also within easy reach, making this an ideal home for professional couples, commuters and growing families.

Only a full internal inspection will truly reveal the space and versatility this property has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall. Laminate flooring, useful utility cupboard, access to bedroom four, bedroom three, understairs storage and the downstairs shower room. Central heating radiator, composite rear entrance door and staircase leading to the first floor landing.

SHOWER ROOM

8'7" x 2'5" [2.63m x 0.75m]

Laminate flooring, floor to ceiling tiling, chrome ladder style radiator, low flush W.C., pedestal wash basin with hot and cold taps, walk-in shower with mixer shower and shower attachment, extractor fan and clad ceiling.

BEDROOM TWO

14'11" x 8'6" [4.55m x 2.61m]

Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.

BEDROOM THREE

11'10" x 9'6" [3.61m x 2.92m]

Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the rear garden.



FIRST FLOOR LANDING

Carpeted flooring, UPVC double glazed window overlooking the rear elevation, central heating radiator, openings into the kitchen and living room and staircase leading to the second floor landing.

KITCHEN

14'11" x 9'2" [4.56m x 2.81m]

Laminate flooring, central heating radiator and a modern fitted kitchen comprising a range of wall and base units with laminate work surfaces over. Integrated Neff electric hob with Neff extractor fan above, part tiled splashbacks, composite sink and drainer with mixer tap, space and plumbing for a fridge freezer, integrated dishwasher, spotlights to the ceiling and UPVC double glazed window overlooking the rear elevation.

LIVING ROOM

15'5" x 13'3" [4.70m x 4.04m]

Carpeted flooring, central heating radiator, UPVC double glazed window overlooking the front elevation and UPVC double glazed patio doors opening onto a Juliet balcony. Feature media wall.



SECOND FLOOR LANDING

UPVC double glazed window overlooking the rear elevation, central heating radiator, loft access, over stairs storage and access to bedroom one, bedroom two and the house bathroom.

BEDROOM FOUR

9'3" x 9'3" [2.84m x 2.84m]

Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation. Over stairs storage cupboard housing the Ideal gas combination boiler and hot water cylinder.



BATHROOM

5'9" x 6'9" [1.76m x 2.08m]

Vinyl flooring, wash basin with mixer tap, freestanding bath, clad ceiling with spotlights, chrome ladder style radiator and wall mounted low flush W.C.



BEDROOM ONE

16'2" x 10'5" [4.95m x 3.18m]

Carpeted flooring, range of fitted wardrobes, two UPVC double glazed windows overlooking the front elevation, central heating radiator and dressing area leading through to the en suite shower room.



EN SUITE SHOWER ROOM

Vinyl flooring, low flush W.C., pedestal wash basin with tiled splashback, chrome ladder style radiator, walk in shower with mixer shower and shower attachment and extractor fan.



OUTSIDE

To the rear of the property is an enclosed garden with timber fencing and a block paved patio area. There is also two allocated parking spaces.

COUNCIL TAX BAND

The council tax band for this property is D.

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.