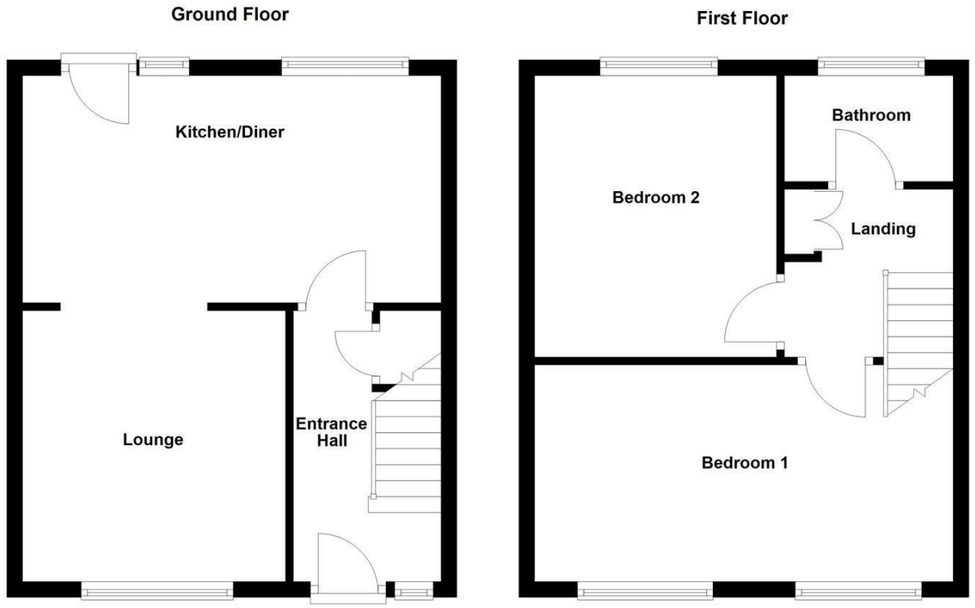
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



16 Esther Grove, Wakefield, WF2 8EX

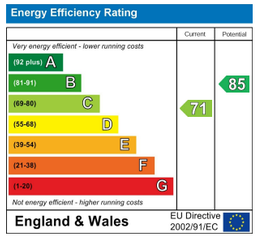
For Sale Freehold £170,000

A well presented two double bedroom end terraced property, ideally situated close to Wakefield, offering modern open plan living, off road parking and a south east facing rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor, useful understairs storage and access into the open plan kitchen diner. The kitchen is fitted with a range of integrated appliances and houses the gas combination boiler, opening through to a spacious lounge overlooking the rear garden. To the first floor, the landing provides loft access and leads to two double bedrooms and a contemporary three piece house bathroom. Externally, to the front there is off road parking and an outbuilding with lighting, currently used for storage. To the rear, the enclosed garden incorporates a flagged patio area and a lawned section with raised planted borders, enjoying a desirable south east facing aspect.

The property would be ideally suited to first time buyers, professional couples or young families. It is well placed for local shops, schools and amenities, with excellent transport links and easy access to Wakefield city centre and the motorway network.

Only a full internal inspection will reveal all that this property has to offer. 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.

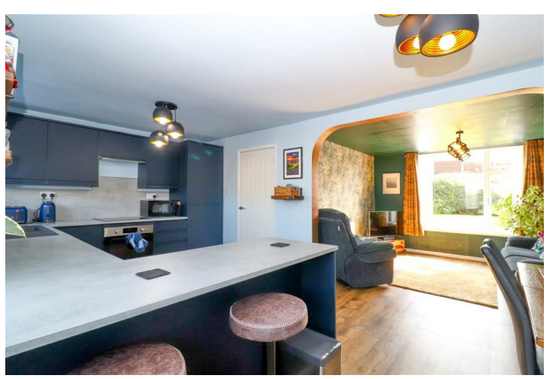
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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

ENTRANCE HALL
Carpeted flooring, central heating radiator, understairs storage cupboard and composite front entrance door. Stairs leading to the first floor landing.

KITCHEN/DINER
17'5" x 9'6" (5.32m x 2.91m)
Fitted with a range of handleless wall and base units with laminate work surfaces, composite sink with mixer tap and drainer, induction hob with splashback and extractor above, integrated oven and fridge freezer. Space and plumbing for a washing machine and additional appliance. UPVC double glazed window to the front. Composite entrance door with frosted UPVC double glazed windows to the side. Laminate flooring throughout and housing the Ideal gas combination boiler.



LOUNGE
11'0" x 11'4" (3.37m x 3.46m)
Laminate flooring, central heating radiator and UPVC double glazed window to the rear. Door leading through to the entrance hall.

FIRST FLOOR LANDING
Carpeted with loft access, storage cupboard and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE
11'0" x 9'8" (3.36m x 2.95m)
Carpeted flooring, central heating radiator and two UPVC double glazed windows to the rear.

BEDROOM TWO
11'10" x 9'8" (3.62m x 2.95m)
Carpeted flooring, central heating radiator and UPVC double glazed window to the front. Built-in wardrobe space.

BATHROOM/W.C.
7'1" x 4'4" (2.17m x 1.34m)
Fitted with LVT flooring, combined wash basin and low flush W.C., panelled bath with hot and cold taps, shower attachment and electric shower. Fully tiled walls, chrome heated towel radiator and frosted UPVC double glazed window to the front.

OUTSIDE
To the front, there is off road parking and a brick built outbuilding providing storage with lighting. To the rear, there is an enclosed south east facing garden with flagged patio area and lawn, surrounded by timber fencing and raised planted borders.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"All the doors and windows in the property have been replaced with new ones over the course of 7 years. The property is very well connected: 5 minute walk to Farmfoods, 10 minute walk to Thornes Park, 15 minute walk to Asda, 30 minute walk to Wakefield city centre."

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.