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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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 71 Cross Lane, Wakefield, WF2 8DA

**For Sale Freehold £225,000**

Ideally positioned between Wakefield, Ossett, and Horbury, this three bedroom detached family home enjoys a highly convenient setting close to a wide range of local amenities. While requiring a degree of renovation, the property offers excellent potential, featuring three well proportioned bedrooms, generous reception space, and a sizeable plot, making it an opportunity not to be overlooked.

The accommodation briefly comprises a living room leading into a further hallway, which provides access to the first-floor landing, dining room, and kitchen. The kitchen offers direct access to the rear of the property and incorporates useful under-stair storage. To the first floor, the landing grants loft access and leads to three good-sized bedrooms and the house bathroom. Externally, the property benefits from a driveway to the front, providing off-road parking for two to three vehicles, which leads to a single attached garage with timber double doors. The rear garden is mainly laid to lawn with established planting, complemented by both stone-paved and concrete patio areas, ideal for outdoor dining and entertaining. The garden is fully enclosed by walls and timber fencing, offering a secure and private setting.

The location is particularly well suited to families and commuters, with shops, schools, and amenities nearby, many within walking distance, including Wakefield city centre. Excellent transport connections are also available, with regular local bus routes, two train stations in Wakefield providing direct links to surrounding towns and major cities, and the M1 motorway just a short distance away.

This property represents an excellent purchase opportunity for a wide range of buyers, from growing families to investors. A full internal inspection is strongly recommended to appreciate the accommodation and potential on offer, and early viewing is advised to avoid disappointment.



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## ACCOMMODATION

### LIVING ROOM

17'8" x 17'8" max x 12'8" [5.41m x 5.4m max x 3.87m]  
Frosted UPVC double glazed door leading in, UPVC double glazed window to the front, opening to a further hallway, central heating radiator, coving to the ceiling and gas fireplace with stone hearth, surround and wooden mantle.

### HALLWAY

Opening to the stairs and door to the dining room.

### DINING ROOM

11'11" x 10'10" max x 5'7" [3.64m x 3.32m max x 1.72m]  
UPVC double glazed window to the rear, central heating radiator and opening through to the kitchen.



### KITCHEN

8'8" x 7'10" [2.66m x 2.4m]  
Range of wall and base units with laminate work surface over, stainless steel sink and drainer, tiled splashback, space and plumbing for a gas cooker. Frosted UPVC double glazed door to the rear, central heating radiator, opening to the stairs and under stairs storage.



### FIRST FLOOR LANDING

Loft access, central heating radiator, UPVC double glazed window to the side. Doors to bedroom one, bedroom two, bedroom three and the house bathroom.

### BEDROOM ONE

11'5" x 11'10" [3.48m x 3.62m]  
Coving to the ceiling, central heating radiator and UPVC double glazed window to the front.



### BEDROOM TWO

11'11" x 10'11" max x 8'10" [3.65m x 3.33m max x 2.7m]  
UPVC double glazed window to the rear and central heating radiator.



### BEDROOM THREE

6'9" x 5'11" [2.07m x 1.81m]  
UPVC double glazed window to the front and central heating radiator.



### BATHROOM/W.C.

7'10" x 5'8" [2.4m x 1.75m]  
Frosted UPVC double glazed window to the rear, central heating radiator, low flush WC, ceramic wash basin built

into a storage unit with storage light and mixer taps, panel bath and electric shower with glass shower screen. Fully tiled.



### OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking for two to three vehicles leading to the single attached garage with timber double doors. The rear garden is lawned with planted features throughout incorporating a stone paved and concrete patio area, perfect for outdoor dining and entertaining purposes. The garden is fully enclosed by walls and timber fencing, with access to a separate attached side building.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.