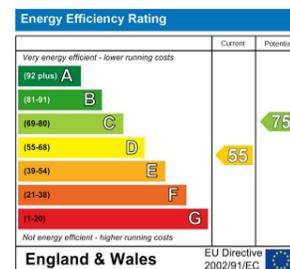




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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**IMPORTANT NOTE TO PURCHASERS**

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.



**30 Portobello Road, Wakefield, WF2 7JJ**

**For Sale Freehold £240,000**

This well proportioned and extended detached two bedroom home is pleasantly situated within a residential area, has no chain and is conveniently positioned within a short drive of Wakefield city centre.

The accommodation is arranged over two floors and briefly comprises an entrance hall, a contemporary ground floor shower room, a useful understairs storage cupboard, a spacious dining room, and a generously sized lounge, complemented by a modern and stylish kitchen. To the first floor, the property offers two generous double bedrooms. Externally, the home occupies a generous plot, benefiting from a driveway to the front with wrought iron gates and an attractive, enclosed, and private garden to the rear.

The property close to a range of local amenities including shops, schools and local bus routes travelling to and from Wakefield city centre. For the commuter wishing to work or travel further afield, Kirkgate train station and the motorway networks are within easy reach.

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



## ACCOMMODATION

### ENTRANCE HALL

A side facing UPVC double glazed entrance door leads into the entrance hallway, which provides access to the main accommodation and features a staircase rising to the first floor. There is also a useful under stairs utility/storage area fitted with shelving and housing the gas meter and central heating boiler.

### DOWNSTAIRS SHOWER ROOM

8'3" x 4'0" [2.54m x 1.24m]

Fitted with a side facing UPVC double glazed frosted glass window, walk-in shower with glazed sliding screen door, vanity unit with wash basin and chrome waterfall tap, and a concealed cistern WC. Finished with tiled walls, vinyl floor tiles, and a central heating radiator.



### DINING ROOM

11'5" x 15'4" [max] [3.50m x 4.69m [max]]

A well proportioned reception room featuring side and rear facing UPVC double glazed windows, double central heating radiator, and a feature fireplace with gas fire. Additional features include coving to the ceiling, and decorative picture rails. Open access leads through to the kitchen.



### KITCHEN

11'3" x 9'6" [3.44m x 2.90m]

Appointed with a modern and stylish range of wall and base units complemented by laminate work surfaces incorporating a composite sink and drainer with chrome swan-neck mixer tap. Integrated appliances include an electric oven, induction hob with stainless steel and glass extractor hood, fridge freezer, slimline dishwasher, and microwave. A breakfast bar provides additional dining/seating space. Finished with vinyl floor tiles, ceiling spotlights, coving, a double central heating radiator, and a rear facing UPVC double glazed door leading to the garden.



### LOUNGE

11'5" x 22'2" [3.49m x 6.76m]

A particularly spacious living area benefiting from two front facing UPVC double glazed bow windows and UPVC double glazed French doors opening to the side of the property. Further enhanced by two double central heating radiators, spotlights and coving to the ceiling.



### FIRST FLOOR LANDING

To the first floor, the split level landing provides access to the bedroom accommodation and benefits from a central heating radiator along with front and side facing UPVC double glazed windows.

### BEDROOM ONE

14'3" x 11'6" [4.36m x 3.52m]

A generously sized bedroom featuring two front facing UPVC double glazed windows and a rear facing UPVC double glazed window. Additional benefits include a central heating radiator and a useful range of fitted wardrobes and storage.



### BEDROOM TWO

11'3" x 9'8" [3.44m x 2.95m]

Comprising a rear facing UPVC double glazed window, double central heating radiator and built in storage with hanging rails.



### OUTSIDE

Externally, the property is positioned on a generous plot with a large wrought iron gated driveway to the front leading to a larger-than-average detached garage. To the rear is an enviably sized enclosed garden incorporating gravelled areas, a lawn, and well stocked borders with a variety of mature shrubs and trees.



### 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.

### 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.