



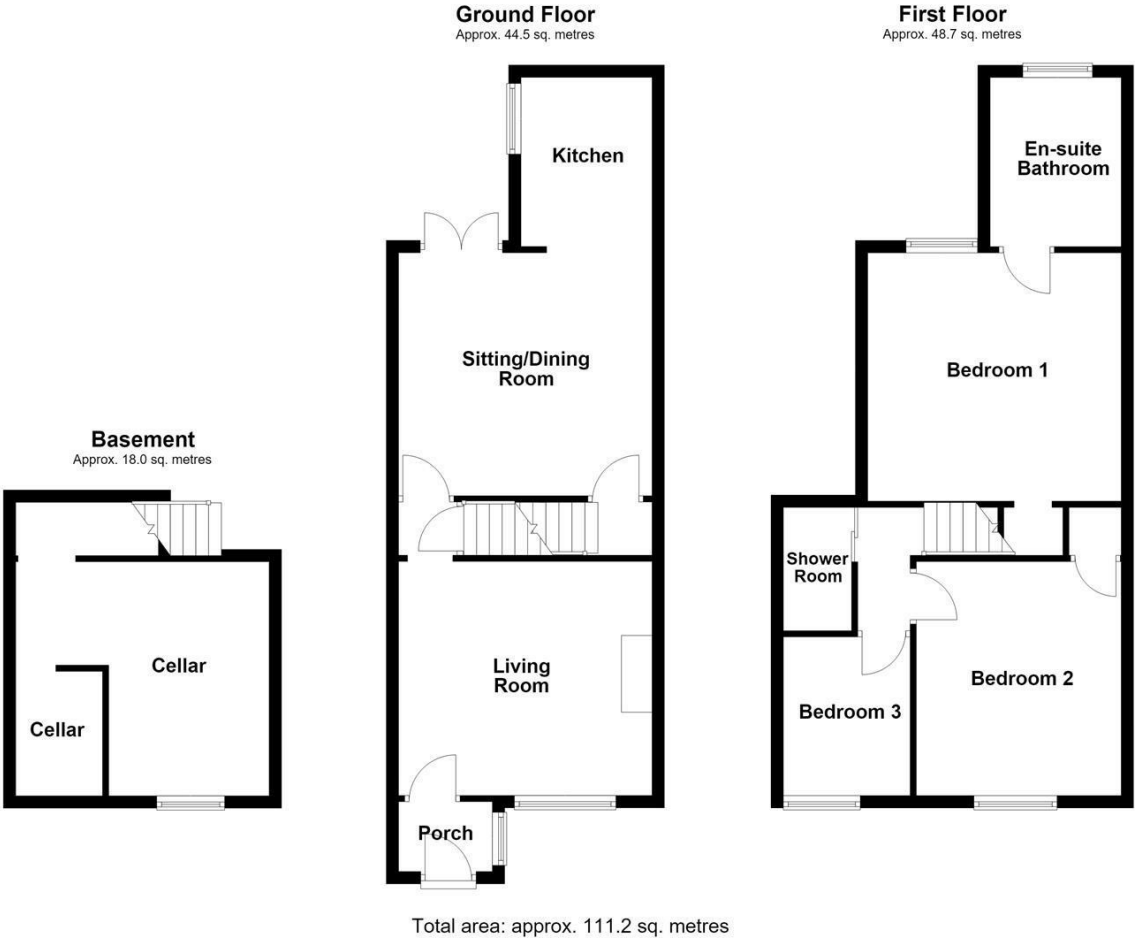
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

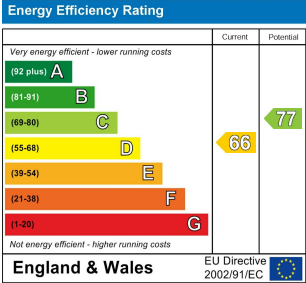


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



115 Lincoln Street, Wakefield, WF2 0ED

For Sale Freehold £160,000

A fantastic opportunity to purchase this spacious three bedroom mid terraced home with no chain and offering versatile accommodation arranged over three levels. The property benefits from two generous reception rooms, a modern open plan kitchen with integrated appliances, useful cellar rooms and two bathrooms. UPVC double glazing, gas central heating and a low maintenance enclosed rear garden further enhance this impressive home.

The accommodation briefly comprises an entrance porch leading into a spacious living room. An inner hallway provides access to the sitting and dining room, along with a staircase leading down to the lower ground floor cellar rooms. The sitting and dining room features French doors opening onto the rear garden and an attractive archway leading into the modern fitted kitchen. Together, these rooms create a superb open plan space for everyday living and entertaining. The kitchen is fitted with a range of contemporary units and integrated appliances. The lower ground floor provides two generous cellar rooms, offering excellent storage space and potential for a variety of uses. One room benefits from a central heating radiator and UPVC double glazed window. To the first floor, the landing provides access to three good sized bedrooms and a modern three piece house shower room. The principal bedroom also benefits from its own en suite bathroom. Outside, there is on street permit parking. The front of the property has a low maintenance buffer garden with established shrub borders. To the rear is an enclosed, low maintenance paved and concrete garden, bordered by timber fencing and brick walls. A brick built outhouse with a timber entrance door provides useful garden storage.

The property is conveniently located within easy reach of local amenities, shops, schools and regular bus routes. The property is situated within close proximity to Wakefield Westgate train station and is approximately a 20 minute walk from the property. The city centre and M1 motorway network are also within easy travelling distance, making the property suitable for those commuting further afield.

Offering spacious and versatile accommodation, this quality home represents excellent value for money. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

A UPVC double glazed front entrance door leads into the porch. The porch has a frosted UPVC double glazed window to the side aspect, fixed coat hooks to the wall and a timber door leading into the living room.

LIVING ROOM

12'5" x 13'10" [3.81m x 4.22m]
The living room has ornate coving to the ceiling, a ceiling rose, picture rail, two wall lights and laminate flooring. There is a gas fire set on a tiled hearth with a wooden decorative surround, a UPVC double glazed window overlooking the front aspect, a central heating radiator and an opening into the inner hallway.



INNER HALLWAY

The inner hallway has laminate flooring, a door housing the staircase leading down to the cellar room on the lower ground floor and a door leading into the sitting and dining room.

SITTING/DINING ROOM

13'4" x 13'11" [4.08m x 4.25m]
The sitting and dining room has coving to the ceiling, a fully tiled floor, central heating radiator and a set of UPVC double glazed French doors leading to the rear yard, with a UPVC double glazed sunlight above. A feature archway opens into the kitchen, creating an open plan kitchen, sitting and dining space.



KITCHEN

9'2" x 6'11" [2.81m x 2.12m]
The kitchen is fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. There is an integrated oven and grill, separate four ring ceramic hob with tiled splashback and extractor hood over, an integrated fridge with separate integrated freezer below, and an integrated full size dishwasher. The vendors are also leaving the washing machine, which is housed within a cupboard with plumbing and drainage. There is coving to the ceiling, a UPVC double glazed window overlooking the side aspect and a fully tiled floor.

CELLAR ROOM

12'5" x 12'0" [max] x 8'7" [min] [3.81m x 3.66m [max] x 2.63m [min]]
The cellar room has a UPVC double glazed window overlooking the front aspect, polished concrete flooring and a central heating radiator. There is an opening into the original coal chute room and a further opening into the understairs section of the cellar, both with lighting.

FIRST FLOOR LANDING

The landing has loft access and doors leading to three bedrooms and the shower room.

BEDROOM ONE

13'3" x 13'11" [4.06m x 4.25m]
Bedroom one has coving to the ceiling, laminate flooring, a central heating radiator and a UPVC double glazed window overlooking the rear elevation. There is an opening into a storage cupboard over the bulkhead of the stairs, with shelving within, and a door leading into the en suite bathroom.



EN SUITE BATHROOM

9'4" x 6'11" [2.85m x 2.13m]
The en suite bathroom comprises a three piece suite including a pedestal wash basin with two taps, low flush W.C. and panelled bath with two taps, glass shower screen and mixer shower over. There is laminate flooring, a frosted UPVC double glazed window overlooking the rear elevation, a wall mounted extractor fan and coving to the ceiling. The combination condensing boiler is housed within a cupboard.



BEDROOM TWO

10'9" x 12'4" [3.30m x 3.77m]
Bedroom two has a UPVC double glazed window overlooking the front elevation, coving to the ceiling and a central heating radiator. A door provides access to a built in single wardrobe.



BEDROOM THREE

8'10" x 6'9" [2.70m x 2.08m]
Bedroom three has coving to the ceiling, laminate flooring, a UPVC double glazed window overlooking the front elevation and a central heating radiator.

SHOWER ROOM

3'10" x 6'7" [1.18m x 2.01m]
The shower room comprises a three piece suite including a low flush W.C., wall mounted wash basin with mixer tap and a large shower enclosure with sliding door and electric shower. There are partially tiled walls, a fully tiled floor, ceiling mounted extractor fan and chrome ladder style central heating radiator.



OUTSIDE

To the front, there is on street permit parking. A concrete pathway leads directly to the front door, with a buffer garden containing established plants and bushes. A solid brick wall with stone coping surrounds the front boundary. To the rear is an L shaped concrete yard with a paved patio area. The garden is completely enclosed by timber fencing and brick built walls. There is an outside light and a timber door providing access to a brick built outhouse, offering useful garden storage.



PLEASE NOTE

Bedroom three and the shower room are over a flying freehold where the rooms extends above a ginnel, further details can be given on request.

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.