Richard Kendall
Estate Agent

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28 Hallamshire Mews, Wakefield, WF2 8YB

For Sale Freehold £155,000

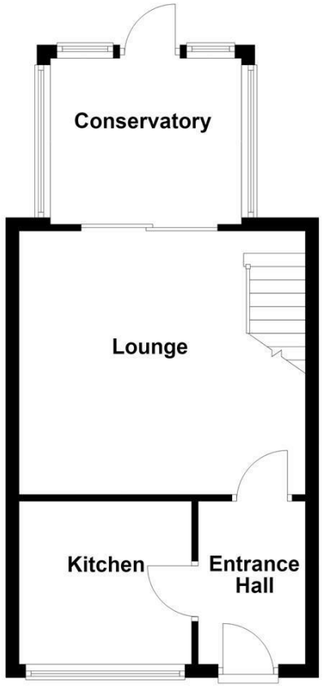
An ideal opportunity for first time buyers, couples and small families looking to take their first step onto the property ladder is this well proportioned two double bedroom mid townhouse. Offered for sale with no onward chain and vacant possession, the property provides comfortable accommodation together with off road parking and an enclosed rear garden.

Benefitting from UPVC double glazing and gas central heating throughout, the accommodation comprises a welcoming entrance hall, fitted kitchen and a spacious living room. To the first floor are two generous double bedrooms, together with the main family bathroom. Externally, the property benefits from a small low maintenance garden to the front, together with a driveway providing off road parking. To the rear is an enclosed lawned garden with a paved patio area, providing an ideal space for outdoor dining and relaxation.

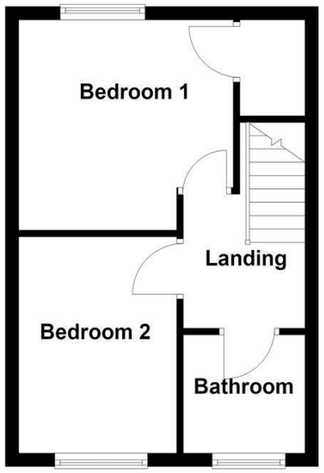
Conveniently positioned for a range of local amenities including shops and schools, the property is also within easy reach of regular bus services and provides excellent access to the motorway network, making it well placed for those commuting further afield.

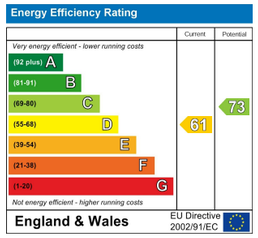
This attractive home represents an excellent opportunity for a range of buyers. An early viewing is highly recommended to fully appreciate the accommodation and potential on offer.

Ground Floor



First Floor





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
UPVC entrance door leading into the entrance hall. Central heating radiator and doors providing access to the lounge and kitchen.

KITCHEN
8'5" x 8'0" (2.59m x 2.46m)
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine, space for a fridge and freezer, integrated oven and grill, four ring gas hob with extractor hood above and tiled splashbacks. Tiled effect flooring, tiled walls and UPVC double glazed window overlooking the front elevation.

LOUNGE
12'7" x 14'2" (3.85m x 4.33m)
Laminate flooring, central heating radiator and feature electric fire with modern surround, marble effect back and hearth. Staircase providing access to the first floor landing and aluminium framed double glazed sliding patio doors leading into the conservatory.

CONSERVATORY
8'5" x 9'1" (2.58m x 2.77m)
UPVC double glazed construction set on a brick built base, with door providing access to the rear garden. Wall mounted electric panel heater.

FIRST FLOOR LANDING
Loft access and doors providing access to two bedrooms and the bathroom.

BEDROOM ONE
10'5" x 10'2" (3.20m x 3.10m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Useful built-in storage / airing cupboard.

BEDROOM TWO
7'10" x 10'6" (2.39m x 3.22m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.
5'10" x 6'2" (1.78m x 1.88m)
Fitted with a three piece suite comprising low flush W.C., wash basin set within vanity storage and panelled bath with electric shower over. Part tiled walls, central heating radiator and frosted UPVC double glazed window overlooking the front elevation.

OUTSIDE
To the front is a low maintenance garden area together with a driveway providing off road parking. There is also an external storage cupboard positioned close to the front entrance door. To the rear is a lawned garden with a timber framed garden shed.

COUNCIL TAX BAND
The council tax band for this property is B.

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.