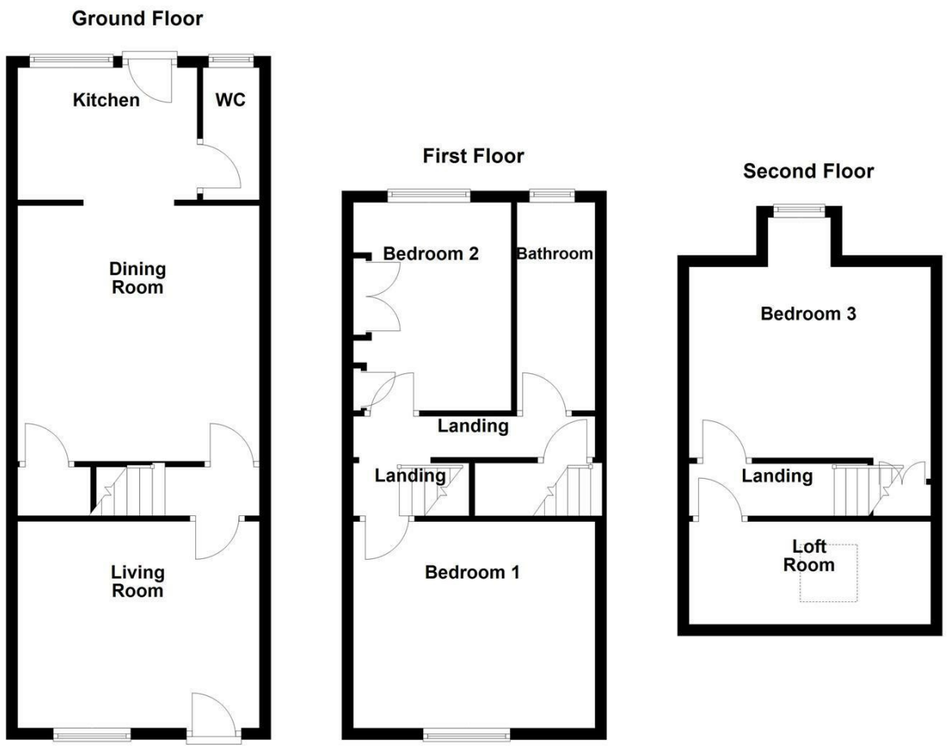
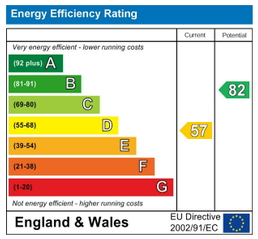




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

16 St. Clair Street, Wakefield, WF1 4DS

For Sale Freehold £175,000

Situated close to Wakefield city centre, this well presented three bedroom mid terrace property offers spacious accommodation throughout and benefits from an enclosed rear garden, two reception rooms, and accommodation set over three floors, making it ideal for a range of buyers.

The property briefly comprises a lounge, dining room, kitchen and downstairs WC to the ground floor. The first floor landing provides access to two bedrooms and the family bathroom, with a further bedroom and loft room located on the second floor. Externally, there is permit parking to the front, while to the rear is a low maintenance enclosed garden.

The property is ideally located for all local shops, schools and amenities that Wakefield has to offer, and is also well positioned for easy access to Wakefield train stations and commuter links. Early viewing is highly recommended to fully appreciate the accommodation on offer.

ACCOMMODATION

LOUNGE
13'10" x 11'10" (4.24m x 3.62m)
Entry is gained through a front UPVC door leading directly into the lounge. The room has a UPVC double glazed window to the front elevation, central heating radiator, and an original fireplace with brick surround. A door leads through to the inner hallway, which has a staircase to the first floor landing and access to the dining room.

DINING ROOM
14'7" x 13'10" (4.47m x 4.23m)
The dining room features a gas fireplace with brick surround, central heating radiator, and an archway opening into the kitchen. There is also access down to the storage cellar.

KITCHEN
10'4" x 7'6" (3.16m x 2.31m)
The kitchen has a frosted UPVC double glazed window to the rear elevation along with a UPVC door. Fitted with a range of wall and base units providing storage, an integrated five ring gas hob, integrated double oven, stainless steel splashback and cooker hood, plumbing for a washing machine, plumbing for a dryer, and a stainless steel sink with drainer unit. The walls are partially tiled and a door leads to the downstairs WC.

DOWNSTAIRS W.C.
7'9" x 2'10" (2.38m x 0.87m)
Frosted UPVC double glazed window to the rear elevation. Fitted with a two piece suite comprising WC and wash hand basin, with partially tiled walls.

FIRST FLOOR LANDING
Doors to two bedrooms, the bathroom and stairs to the second floor landing.

BEDROOM ONE
13'10" x 11'10" (4.24m x 3.61m)
UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes to one side and over the bed.

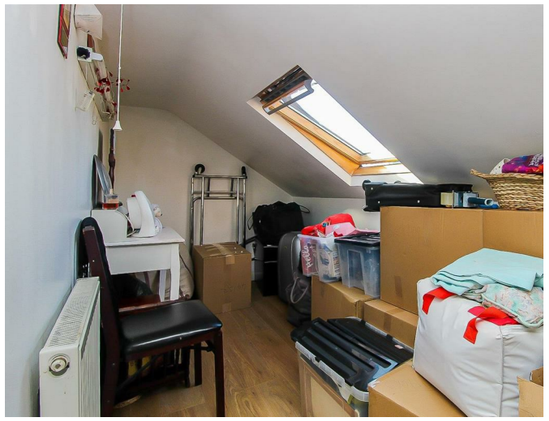
BEDROOM TWO
11'11" x 9'0" (3.64m x 2.76m)
UPVC double glazed window to the rear elevation, central heating radiator, built in storage cupboards to one side.

BATHROOM
4'1" x 11'11" (1.25m x 3.64m)
Frosted UPVC double glazed window to the rear elevation. Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin with mixer tap, WC, and central heating radiator. The walls are fully tiled.

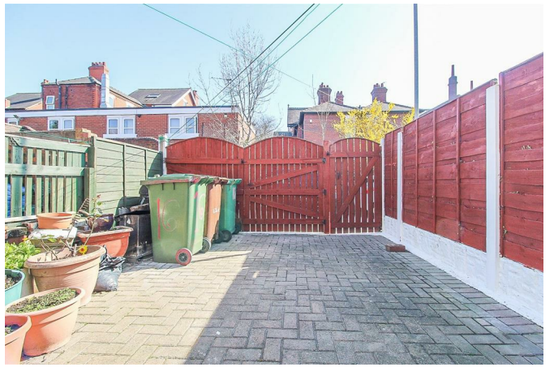
SECOND FLOOR LANDING
Doors providing access to bedroom three and the loft room.

BEDROOM THREE
14'0" x 10'11" (4.27m x 3.35m)
UPVC double glazed window to the rear elevation, central heating radiator, and built in storage cupboard to one side.

LOFT ROOM
13'10" x 5'10" (4.22m x 1.80m)
Velux window to the front elevation, central heating radiator.



OUTSIDE
Externally, there is permit parking to the front of the property, while to the rear there is a low maintenance garden with potential for off street parking via rear access.



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.