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

37 Hillside Close, Wakefield, WF2 8UN

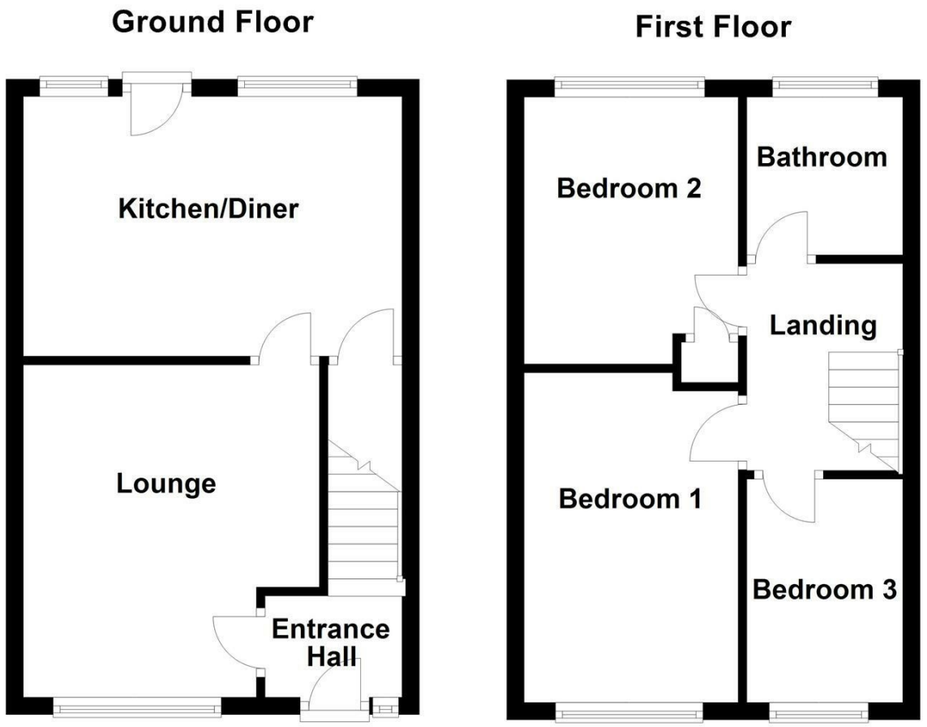
For Sale Freehold £170,000

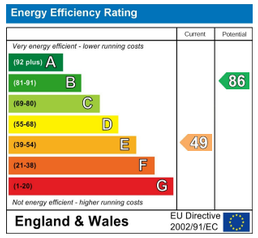
Offered for sale is this well presented and attractive three bedroom mid town house, benefiting from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises an entrance hall, spacious lounge, modern fitted kitchen/diner, first floor landing, three well-proportioned bedrooms, and a contemporary house bathroom. Externally, the property enjoys an attractive, low-maintenance frontage with steps leading to the entrance door. To the rear is an enclosed garden featuring a lawn, decorative pebbled areas, flagged patio seating space, and well stocked planted borders. In addition, within close proximity to the property there is a garage which provides off road parking.

The property is conveniently situated close to a range of local amenities, including shops, schools, and regular bus routes, whilst also offering excellent access to the motorway network for commuters.

This is an ideal opportunity for first-time buyers, young professionals, or growing families seeking a well presented home in a convenient location. Early viewing is highly recommended to fully appreciate the accommodation on offer.





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

Entered via a UPVC entrance door, the welcoming entrance hall features a radiator, staircase rising to the first floor landing, and a doorway leading through to the lounge.

LOUNGE

12'5" x 11'7" (max) x 9'4" (min) (3.80m x 3.55m (max) x 2.86m (min))

A comfortable reception room featuring a radiator, coving to the ceiling, two UPVC double glazed windows to the front elevation, and an electric fire set within a modern surround. A doorway leads through to the open-plan kitchen/diner.

KITCHEN/DINER

10'0" x 14'10" (3.07m x 4.54m)

Fitted with a range of modern white gloss wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include an oven with electric hob and stainless steel extractor hood above, together with space for a fridge freezer and plumbing for a washing machine. Additional features include splashback tiling to the walls, tiled effect flooring, drawers within the base units, a UPVC double glazed window overlooking the rear garden, a UPVC door providing access to the rear, and a useful understairs storage cupboard. The gas boiler is also housed within this room.

FIRST FLOOR LANDING

With loft access and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

8'7" x 12'7" (2.62m x 3.84m)

A spacious principal bedroom benefiting from a radiator and a UPVC double glazed window to the front elevation.

BEDROOM TWO

10'1" x 8'6" (3.08m x 2.61m)

Featuring a radiator, UPVC double glazed window overlooking the rear elevation, and a useful airing cupboard.

BEDROOM THREE

8'5" x 6'1" (2.58m x 1.86m)

A well proportioned single bedroom with a bulkhead over the staircase, radiator, and UPVC double glazed window to the front elevation.

BATHROOM

5'10" x 5'10" (1.80m x 1.80m)

Appointed with a three piece suite comprising a low flush WC, pedestal wash hand basin, and panelled bath with shower attachment over. The room further benefits from part tiled walls, a chrome heated towel radiator, and a frosted UPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property is an attractive, low maintenance garden with paved steps leading up to the front entrance door. To the rear of the property is a garden incorporating a lawned area and flagged patio, providing an ideal space for outdoor seating and entertaining. In addition, within close proximity to the property there is a garage which provides off road parking.

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.

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.