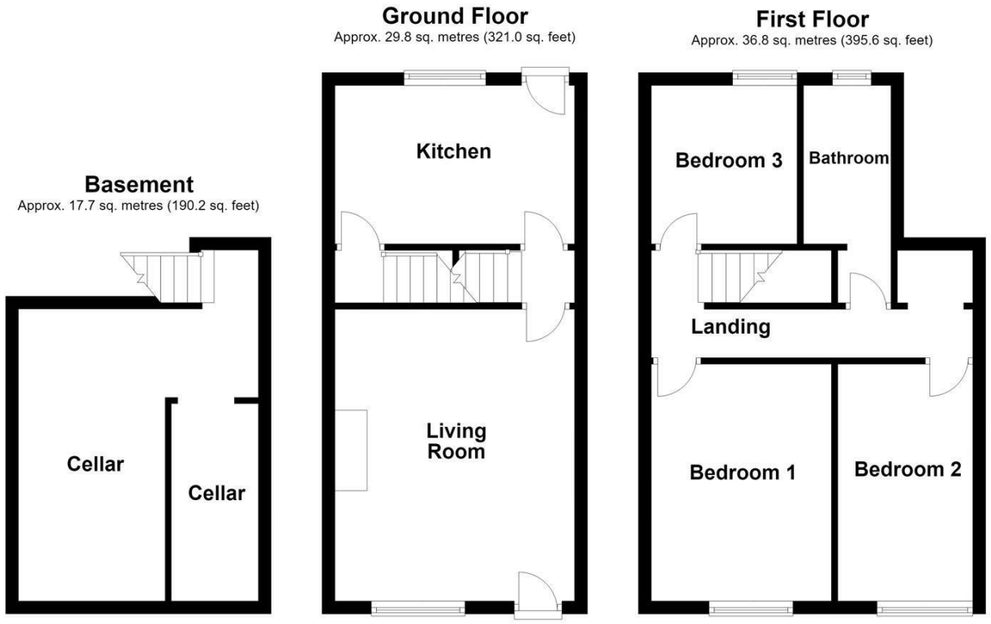


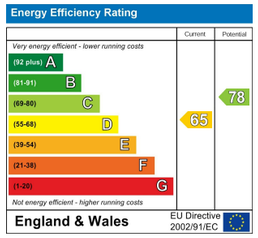
Total area: approx. 84.3 sq. metres (906.9 sq. feet)

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

37 West Street, Wakefield, WF2 8UA

For Sale Freehold £150,000

A fantastic opportunity to purchase this well presented three bedroom mid terrace home, offering spacious accommodation throughout and ideally suited to first time buyers, professional couples, young families or investors.

The accommodation briefly comprises a spacious living room and a fitted kitchen to the rear. To the first floor, the landing provides access to three good sized bedrooms and a modern three piece family bathroom. The principal bedroom benefits from a comprehensive range of fitted wardrobes, drawers and additional storage. To the lower ground floor are two useful cellar rooms, providing excellent storage space with potential for a variety of uses, subject to any necessary consents. Externally, the low maintenance rear garden is paved and features a timber seating area. The garden is fully enclosed by timber panel fencing to three sides and benefits from a brick-built outhouse with a timber door, providing useful garden storage.

The property is conveniently positioned close to a range of local amenities, well regarded schools and regular bus routes providing easy access to Wakefield city centre. Wakefield Westgate railway station is also just a short distance away, offering excellent rail connections for commuters. The property further benefits from convenient access to the M1 motorway network.

An early viewing is highly recommended to fully appreciate the spacious accommodation and excellent potential this fantastic home has to offer.

ACCOMMODATION

LIVING ROOM

A composite front entrance door leads into the living room, which has a UPVC double glazed window overlooking the front aspect and a frosted UPVC double glazed fanlight above the entrance door. Further features include ornate ceiling coving, a central heating radiator and a timber door leading into the inner hallway.

INNER HALLWAY

A staircase with handrail leading to the first floor landing and a timber door providing access to the kitchen.

KITCHEN

12'2" x 8'1" (3.72m x 2.48m)

Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks above. There is a one and a half bowl sink and drainer with swan neck mixer tap, integrated oven and grill, four ring gas hob with cooker hood above, plumbing and drainage for a washing machine and space for an undercounter appliance. Further features include space for a large freestanding fridge freezer, display cabinets, strip lighting, a central heating radiator and a UPVC double glazed window overlooking the rear aspect. A composite rear entrance door has a frosted UPVC double glazed fanlight above. A door provides access to the staircase leading down to the lower ground floor cellar.

CELLAR

Original curing table, lighting and an opening leading into a cold storage room.

FIRST FLOOR LANDING

Provides access to a useful storage cupboard, three bedrooms and the house bathroom.

BEDROOM ONE

11'10" x 9'2" (3.63m x 2.81m)

A UPVC double glazed window overlooking the front elevation and a range of fitted furniture, including wardrobes and drawers. Glass shelving and built-in downlights are positioned around the space for a double bed.

BEDROOM TWO

12'2" x 6'9" (3.71m x 2.06m)

A UPVC double glazed window overlooking the front elevation, laminate flooring and a central heating radiator.

BEDROOM THREE

8'0" x 7'3" (2.46m x 2.22m)

A UPVC double glazed window overlooking the rear elevation, laminate flooring and a wall mounted combination condensing boiler.

BATHROOM/W.C.

8'1" x 4'7" (2.48m x 1.40m)

Fitted with a three piece suite comprising a panelled bath with mixer tap, low flush WC and pedestal wash basin with two taps. The room also benefits from a frosted UPVC double glazed window overlooking the rear elevation and a central heating radiator.

OUTSIDE

To the front a paved pathway leads along the right-hand side of the property to a timber gate providing access into the rear garden. The low maintenance rear garden is paved and features a timber seating area. The garden is fully enclosed by timber panel fencing to three sides and benefits from a brick-built outhouse with a timber door, providing useful garden storage.

PLEASE NOTE

The property has a flying freehold.

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.

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.