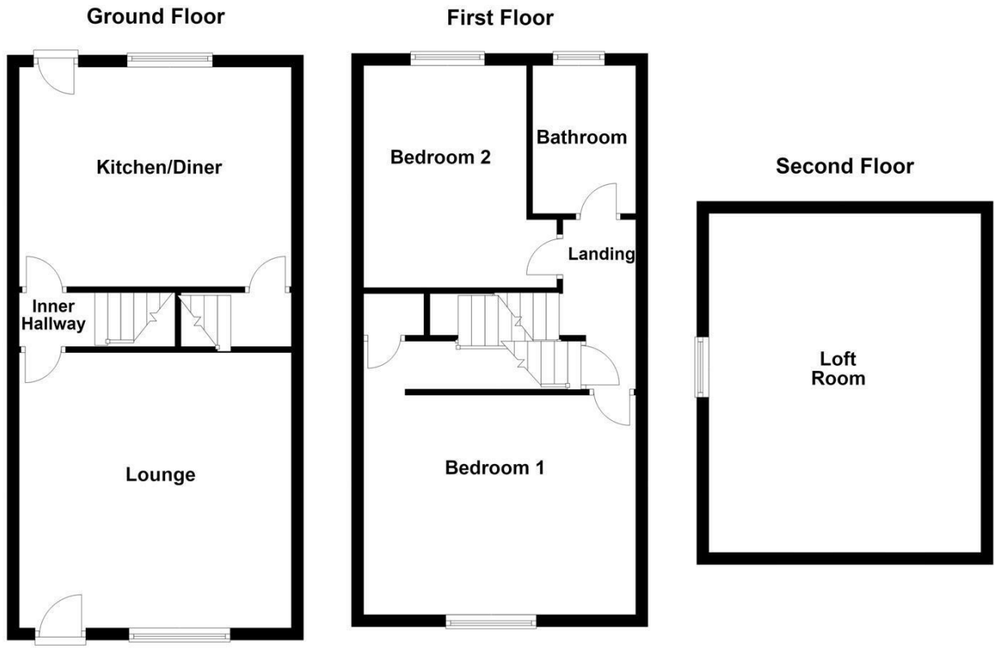
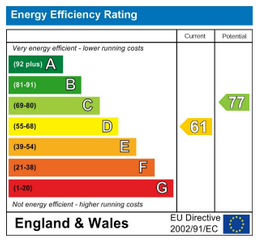




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



74 Woodcock Street, Wakefield, WF1 5LG

For Sale Freehold £169,995

Situated in this established residential position is this well appointed and deceptively spacious two bedroom mid terrace property, benefitting from a useful loft room in addition to the main accommodation.

The accommodation briefly comprises a lounge, inner hallway and modern fitted kitchen diner, with access from the kitchen to a useful cellar. To the first floor are two double bedrooms and the main house bathroom, while a further staircase leads to a versatile loft room which could be utilised for a variety of purposes. Externally, to the front is a low maintenance buffer garden, while to the rear is an enclosed lawned garden with a useful brick built outbuilding. Gated side access serves the property.

The property is well placed for a range of local amenities including shops and schools, with regular bus services nearby, convenient access to Sandal and Agbrigg railway station and good links towards Wakefield city centre and the motorway network.

Offered for sale with no onward chain and vacant possession, this represents an ideal opportunity for the first time buyer, couple or family looking to gain access to the property market. An early viewing is highly recommended.



ACCOMMODATION

LOUNGE
14'11" x 14'9" (4.57m x 4.52m)
UPVC entrance door leading directly into the lounge. UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling. Feature electric fire with modern decorative surround. Door providing access into the inner hallway.



INNER HALLWAY
Staircase providing access to the first floor landing. Door leading through into the kitchen diner.

KITCHEN DINER
14'5" x 11'10" (4.41m x 3.62m)
Fitted with a range of wall and base units with solid timber work surfaces over, incorporating a stainless steel sink and drainer. Integrated oven and grill, four ring electric hob with stainless steel extractor hood above, space for a fridge freezer and space and plumbing for a washing machine. Tiled splashbacks, laminate flooring and central heating radiator. UPVC double glazed window overlooking the rear elevation and composite rear entrance door. The boiler is also housed within the kitchen. Door providing access to an understairs storage area with staircase leading down to the cellar.

FIRST FLOOR LANDING
Doors provide access to two bedrooms and the house bathroom. A further door and staircase provide access to the loft room.

BEDROOM TWO
11'11" x 10'5" (3.64m x 3.20m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



HOUSE BATHROOM
8'3" x 5'2" (2.52m x 1.58m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath. Part tiled walls and chrome ladder style heated towel radiator. Frosted UPVC double glazed window overlooking the rear elevation.



BEDROOM ONE
14'11" x 14'11" (4.55m x 4.56m)
Two UPVC double glazed windows overlooking the front elevation and central heating radiator. Useful storage area and door providing access into a further walk-in storage room.



LOFT ROOM
18'1" x 14'8" (5.52 x 4.48)
A useful and versatile loft room with sloping ceiling. UPVC double glazed window overlooking the side elevation. The room could be utilised for a variety of purposes.



OUTSIDE
To the front is a low maintenance buffer garden. A gated side access belongs to the property and leads towards the rear garden. To the rear is an enclosed lawned garden. There is also a useful brick built outbuilding providing additional external storage.



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.