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

5 Bede House, College Grove Road, Wakefield, WF1 3RN

For Sale Freehold £175,000

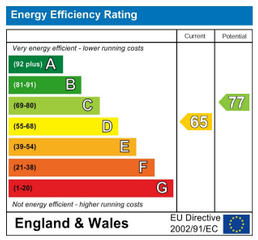
Situated only a short distance away from Wakefield city centre is this two bedroom second floor apartment benefitting from single garage and close proximity to transport links.

The property briefly comprises of entrance hall, shower room and bedroom two with opening into further hallway leading to bedroom one, living room and kitchen. Outside there are steps leading to the property with balcony, perfect for outdoor dining and single detached garage. There is permit parking also available.

Only a short walk away from Wakefield city centre, this property is ideally located for all local shops and amenities that Wakefield has to offer. Ideally located for transport links, Wakefield Westgate train station is only a short walk away, as well as the motorway links within close proximity, perfect for those wishing to travel further afield.

Recently modernised throughout, this certainly isn't a property to be missed. Only a full internal inspection will reveal all that's on offer and an early viewing comes highly recommended to avoid disappointment.

Ground 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
4'10" x 6'9" (1.49m x 2.06m)
Coving to the ceiling, ceiling rose and dado rail. Doors providing access to the shower room, bedroom two, storage cupboards and opening through to a further hallway.

SHOWER ROOM/W.C.
7'1" x 6'0" (2.17m x 1.83m)
Frosted double glazed wooden window to the rear. Modern walk in shower unit with wall mounted shower, glass screen. Vanity wash hand basin with mixer tap, low flush w.c and black ladder style radiator.

BEDROOM TWO
10'4" x 13'0" (3.17m x 3.98m)
Double glazed wooden window to the front, coving to the ceiling and central heating radiator. Loft access.

HALLWAY
3'11" x 15'7" (1.2m x 4.75m)
Central heating radiator, coving to the ceiling, ceiling rose, dado rail and doors leading to bedroom one, living room and kitchen.

BEDROOM ONE
11'10" x 15'6" (max) x 14'2" (min) (3.63m x 4.73m (max) x 4.32m (min))
Central heating radiator, coving to the ceiling, set of fitted wardrobes and double glazed wooden window to the front.

LIVING ROOM
16'5" x 20'5" (5.02m x 6.23m)
Three double glazed wooden windows to the front and side, two central heating radiators, coving to the ceiling, two ceiling roses and dado rail. Gas fire with marble hearth, surround and wooden mantle.

KITCHEN
13'8" x 9'3" (4.19m x 2.83m)
Recently renovated with an array of wall and base units for storage, integrated induction hob with oven, fridge freezer, integrated microwave, sink and drainer unit with mixer tap with space for a washing machine and dryer. Breakfast bar island and a double glazed wooden window to the rear, coving to the ceiling and central heating radiator.

OUTSIDE
There are stairs providing access to the front door and a balcony to the front, perfect for outdoor dining and entertaining. There is a single detached garage with manual up and over door and permit parking to the front.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.