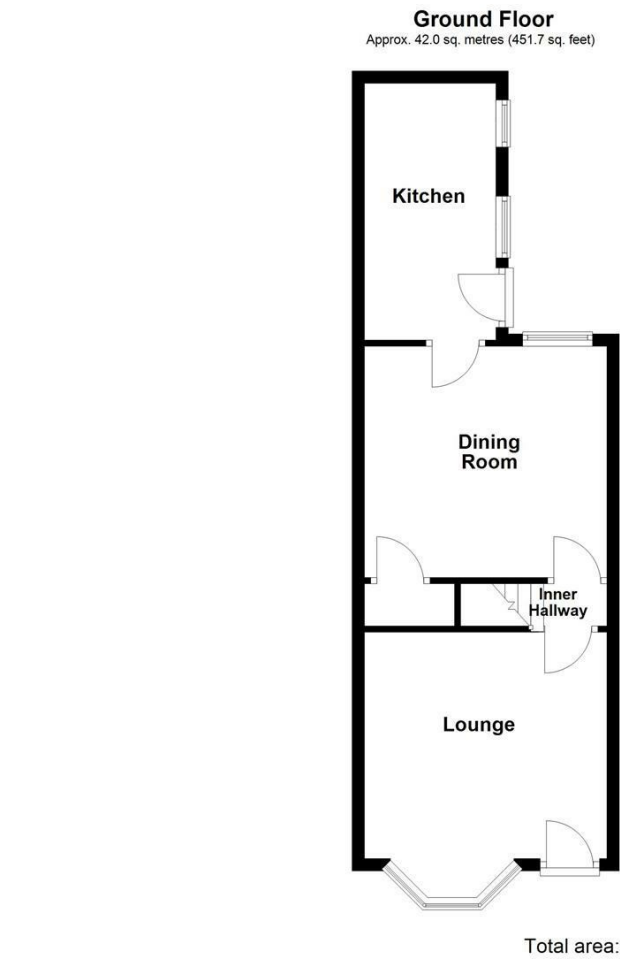


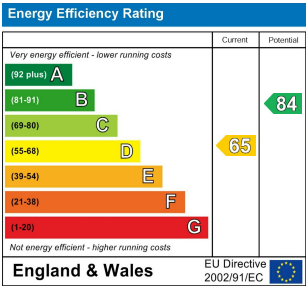


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



|                                   |                                                     |                                 |
|-----------------------------------|-----------------------------------------------------|---------------------------------|
| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 7 Belle Vue Road, Wakefield, WF1 5NF

### For Sale Freehold £150,000

Offered for sale with no onward chain and immediate vacant possession is this two bedroom mid terraced property, presenting an excellent opportunity for those looking to modernise and add value.

The property benefits from gas central heating and majority UPVC double glazing, with the accommodation briefly comprising a living room, inner hallway with staircase to the first floor, separate dining room and kitchen. To the first floor, there are two bedrooms and the house bathroom. Externally, the property enjoys a lawned garden to the front, with a further garden area to the rear. The property is well placed for local amenities including shops, schools and bus routes, with Sandal and Agbrigg train station also within easy reach.

Requiring a programme of modernisation, the property offers excellent potential and would make an ideal purchase for first time buyers, investors or those looking to put their own stamp on a home.



## ACCOMMODATION

### LOUNGE

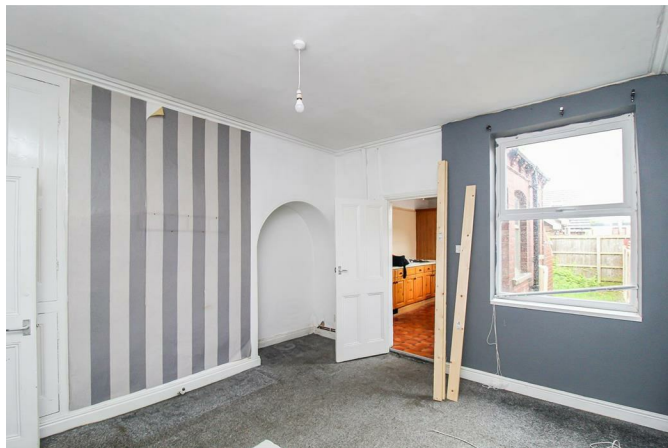
13'2" x 14'3" [4.03m x 4.35m]

UPVC entrance door leading into the lounge with single glazed bay window to the front, space for a fireplace with surround, coving to the ceiling, radiator and door through to the inner hallway with stairs to the first floor and access to the dining room.

### DINING ROOM

13'2" max x 11'6" min x 12'7" [4.03m max x 3.52m min x 3.85m]

Double glazed window to the rear, radiator, storage to one side of the chimney breast, understairs storage cupboard, coving to the ceiling and door leading through to the kitchen.



### KITCHEN

13'4" x 7'5" [4.07m x 2.28m]

Fitted with a range of wall and base units with work surfaces over incorporating sink and drainer. Integrated oven and grill, space for fridge freezer, two single glazed windows to the side and a door providing side access.



### FIRST FLOOR LANDING

Radiator and doors leading to two bedrooms and the house bathroom.

### BEDROOM ONE

13'2" x 12'9" [4.03m x 3.89m]

Double glazed window to the rear, radiator and built-in cupboard housing the boiler.



### BEDROOM TWO

8'7" x 6'7" [2.64m x 2.03m]

Double glazed window to the front and radiator.



### BATHROOM/W.C.

12'0" x 6'1" [3.68m x 1.87m]

Fitted with a suite comprising low flush WC, panel bath, wash basin and electric shower. Radiator, frosted double glazed window to the front and door to storage cupboard.



### OUTSIDE

To the front, there is a low maintenance garden. To the rear, there is a lawned garden area with shared access for

neighbouring properties and bins. Please note the rear garden is split, with part belonging to this property and the remaining section belonging to the neighbouring property.



### 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.