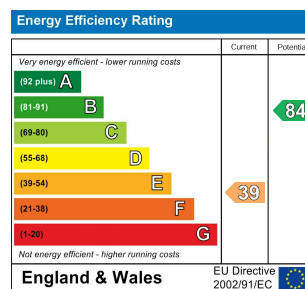


Total area: approx. 75.5 sq. metres (812.8 sq. feet)



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



5 Belle Vue Road, Wakefield, WF1 5NF

For Sale Freehold £130,000

Deceptive from the main roadside is this two bedroom mature mid terraced home, offered for sale with no onward chain and immediate vacant possession, presenting an excellent opportunity for a range of buyers.

Benefitting from UPVC double glazing and gas central heating, the accommodation briefly comprises an entrance hall, living room, separate dining room and fitted kitchen. To the first floor, there are two well proportioned bedrooms and a modern house bathroom. Externally, the property enjoys a small garden to the front, along with a further garden area to the rear.

The property is conveniently positioned for a range of local amenities including shops, schools and transport links, with Sandal & Agbrigg train station close by.

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



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ACCOMMODATION

ENTRANCE HALL

Entrance door leading into the hallway with picture rail, archway, staircase to the first floor landing and doors to the lounge and dining room. Radiator.

LOUNGE

9'6" x 14'4" [2.92m x 4.38m]

Double glazed bay window to the front, coving to the ceiling, picture rail, radiator and open fire with marble hearth and decorative surround.



DINING ROOM

13'0" x 12'6" [3.98m x 3.83m]

Double glazed window to the rear, coving to the ceiling, picture rail, radiator and door to the kitchen with access to understairs storage.

KITCHEN

7'4" x 13'2" [2.25m x 4.03m]

Fitted with a range of wall and base units with work surfaces over incorporating 1.5 stainless steel sink and drainer with mixer tap. Radiator, double glazed window to the rear, two windows to the side and a door providing side access. Space for fridge freezer and plumbing for a washing machine.

FIRST FLOOR LANDING

Provides access to two bedrooms and the house bathroom.

BEDROOM ONE

13'0" x 12'8" [3.97m x 3.87m]

Double glazed window to the rear, radiator, picture rail and built-in storage cupboard.



BEDROOM TWO

6'1" x 11'8" [1.86m x 3.57m]

Double glazed window to the front, radiator and door to storage cupboard with loft access.



BATHROOM/W.C.

9'0" x 6'8" [2.76m x 2.05m]

Fitted with a three piece suite comprising low flush WC, pedestal wash basin and panel bath with shower over. Part tiled walls, chrome heated towel rail and frosted double glazed window to the front.



OUTSIDE

To the front, there is a small garden. To the rear, there is a lawned garden area with shared access for bins between neighbouring properties. 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.