



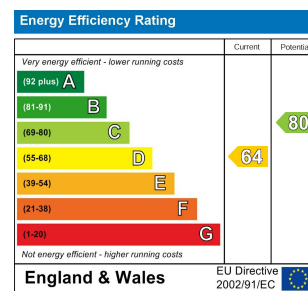
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
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**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.



**66 Woodcock Street, Wakefield, WF1 5LG**

**For Sale Freehold £210,000**

Conveniently situated a short distance away from Wakefield city centre is this well presented two bedroom mid terraced property, offering well proportioned accommodation throughout, two good sized double bedrooms, generous reception space and an enclosed rear garden. The property was previously a three bedroom home, with the third bedroom reconfigured to create a larger bathroom, offering potential to be converted back to a three bedroom layout if required.

The accommodation briefly comprises a living room leading through to an inner hallway with staircase to the first floor and access to the kitchen diner. The kitchen diner provides access to the cellar and the rear garden. To the first floor, the landing provides access to a storage cupboard, loft access, two double bedrooms and a recently modernised four piece house bathroom. Externally, to the front there is a low maintenance garden incorporating an artificial lawn and paved pathway, enclosed by walling with an iron gate providing access. The rear garden is also designed for low maintenance, featuring artificial lawn, slate and pebbled beds, paved areas and mature shrubbery. The garden is fully enclosed by walling and timber fencing and provides access to a single detached garage with up and over door.

The property is ideally located within walking distance of local amenities including shops, schools and well regarded public houses, making it well suited to first time buyers, professional couples and growing families. Wakefield city centre is close by, offering two train stations with links to Leeds and London, along with excellent road connections via the M1 and M62 motorway networks.

Offered to the market with no chain, only a full internal inspection will reveal all that this well presented home has to offer. Early viewing is highly recommended.



## ACCOMMODATION

### LIVING ROOM

12'4" x 14'2" [max] x 12'11" [min] [3.78m x 4.33m [max] x 3.96m [min]]

Frosted and stained glass UPVC double glazed front entrance door, UPVC double glazed bay window to the front, coving to the ceiling, picture rail, central heating radiator, air conditioning unit and gas fireplace with tiled hearth and mantel. Door leading through to the inner hallway.

### INNER HALLWAY

Stairs to the first floor landing and door through to the kitchen diner.

### KITCHEN DINER

14'5" x 14'2" [4.41m x 4.33m]

UPVC double glazed window to the rear, frosted UPVC double glazed door leading out to the rear garden and access down to the cellar. Central heating radiator and fitted with a range of shaker style wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splashback. Space and plumbing for a gas cooker, washing machine and tumble dryer, along with space for a fridge freezer. Large pantry style cupboard within the units.



### CELLAR

14'2" [max] x 12'6" [min] x 4'1" [4.33m [max] x 3.82m [min] x 1.25m]

Light and power, housing the gas and electric meters, with opening to a further cellar area [2.45m x 1.83m].

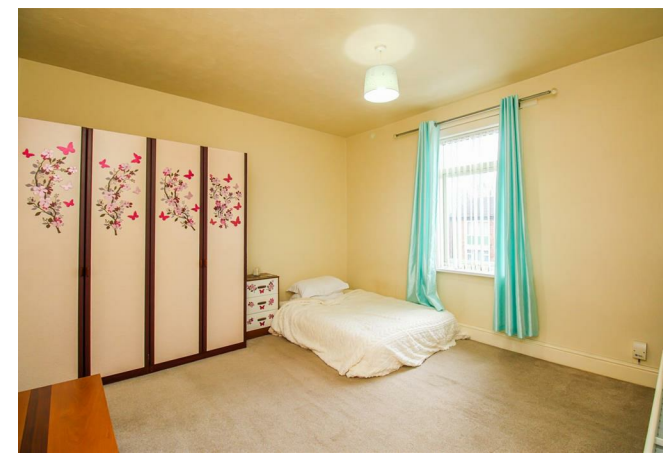
### FIRST FLOOR LANDING

Doors leading to two bedrooms and the house bathroom. Storage cupboard over the stairs with loft access.

### BEDROOM ONE

12'5" x 14'3" [max] x 12'11" [min] [3.80m x 4.35m [max] x 3.96m [min]]

UPVC double glazed window to the front and central heating radiator.



### BEDROOM TWO

11'2" x 14'7" [max] x 13'4" [min] [3.42m x 4.46m [max] x 4.08m [min]]

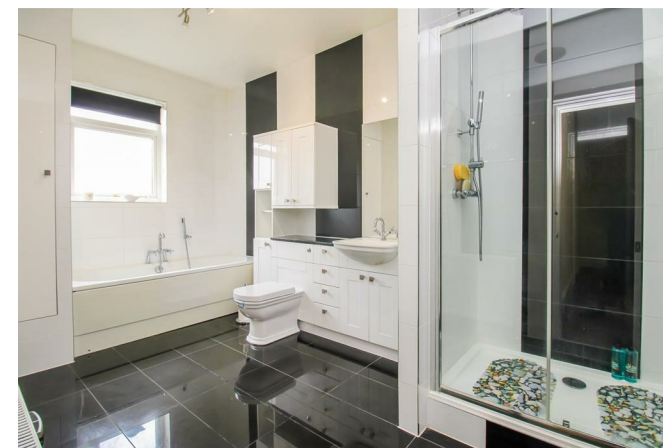
UPVC double glazed window to the rear and central heating radiator.



### HOUSE BATHROOM/W.C.

7'10" x 14'4" [2.40m x 4.38m]

Modern fitted four piece suite comprising concealed system low flush W.C., wash basin set within vanity unit with storage below and mixer tap, panelled bath with mixer tap and shower attachment, and separate shower cubicle with mains fed shower and glass screen. Central heating radiator, partial spotlights and frosted UPVC double glazed window to the rear.



## OUTSIDE

To the front, there is a low maintenance artificial lawn with a paved pathway leading to the entrance door, enclosed by railings with a gated access. To the rear, the garden is also low maintenance with artificial lawn, pebbled and slate areas, planted beds and a paved patio area ideal for outdoor dining and entertaining. There is also a detached single garage with up and over door, with the garden fully enclosed by hedging and timber fencing. A brick built store houses the combi boiler.



## PLEASE NOTE

There is a flying freehold affecting part of the bathroom.

## 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.