Richard Kendall Estate Agent

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11 Starbeck Road, Wakefield, WF1 4AT

For Sale Freehold £160,000

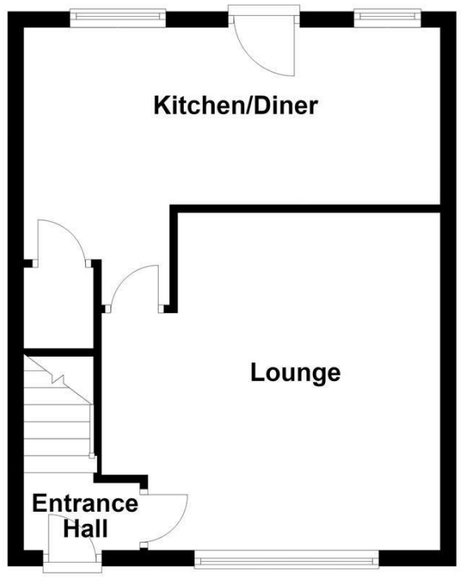
Set back from the main road is this well maintained two bedroom semi detached home, occupying a pleasant position with gardens to three sides.

The accommodation briefly comprises an entrance hall, lounge and kitchen diner to the ground floor. To the first floor are two double bedrooms, a bathroom and separate W.C., together with useful storage and loft access. Externally, the property benefits from lawned gardens to the front, side and rear, with a good degree of privacy.

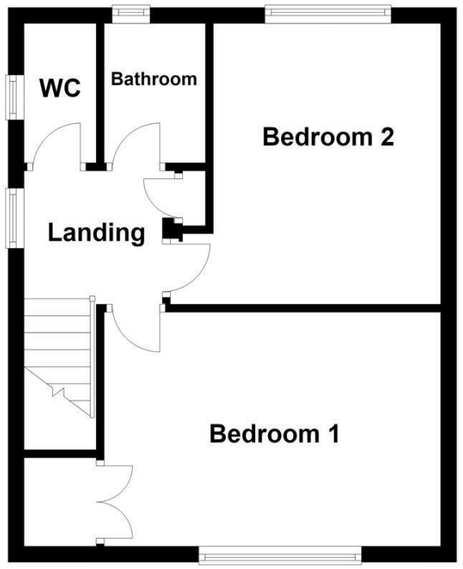
The property is well placed for a range of local amenities including shops, schools and bus routes, with convenient access to the hospital and motorway network.

Offered for sale with no onward chain and vacant possession, this would make an ideal purchase for a first time buyer, couple or small family. An early viewing is highly recommended.

Ground Floor



First 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.



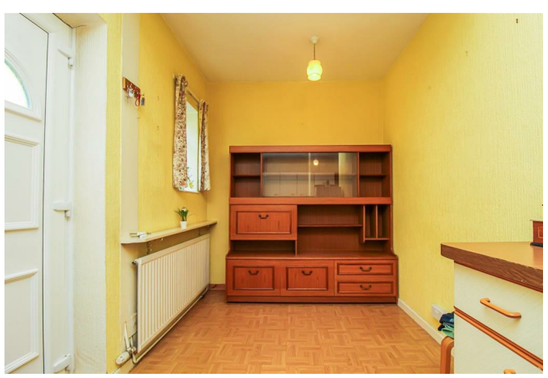
ACCOMMODATION

ENTRANCE HALL
Entrance door leading into the entrance hall. Central heating radiator and staircase providing access to the first floor landing. Door leading through into the lounge.

LOUNGE
14'4" x 14'0" (4.38m x 4.29m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Feature gas fire with marble back and hearth and timber surround. Door providing access into the kitchen diner.



KITCHEN DINER
17'6" x 12'2" (5.35 x 3.71)
L-shaped kitchen diner with UPVC double glazed window overlooking the rear elevation together with a further rear facing window and UPVC entrance door opening onto the rear garden. Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Four ring electric hob with extractor hood above, integrated oven and grill, space for a fridge freezer and space and plumbing for a washing machine. Tiled splashbacks, central heating radiator and useful pantry cupboard.



FIRST FLOOR LANDING
Loft access, airing cupboard and UPVC double glazed window overlooking the side elevation. Doors provide access to two double bedrooms, the bathroom and separate W.C.

BEDROOM ONE
14'2" x 10'0" (4.32m x 3.07m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Useful storage space over the stairs.



BEDROOM TWO
11'9" x 11'3" (3.60 x 3.43)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



SEPARATE W.C.
Fitted with a low flush W.C. Frosted UPVC double glazed window overlooking the side elevation.

BATHROOM
5'5" x 4'9" (1.66m x 1.46m)
Fitted with a wash basin and panelled bath with electric shower over. Fully tiled walls, tiled flooring, central heating radiator and frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
The property enjoys lawned gardens to the front, side and rear, offering a good degree of privacy.





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 WAKEFIELD
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.