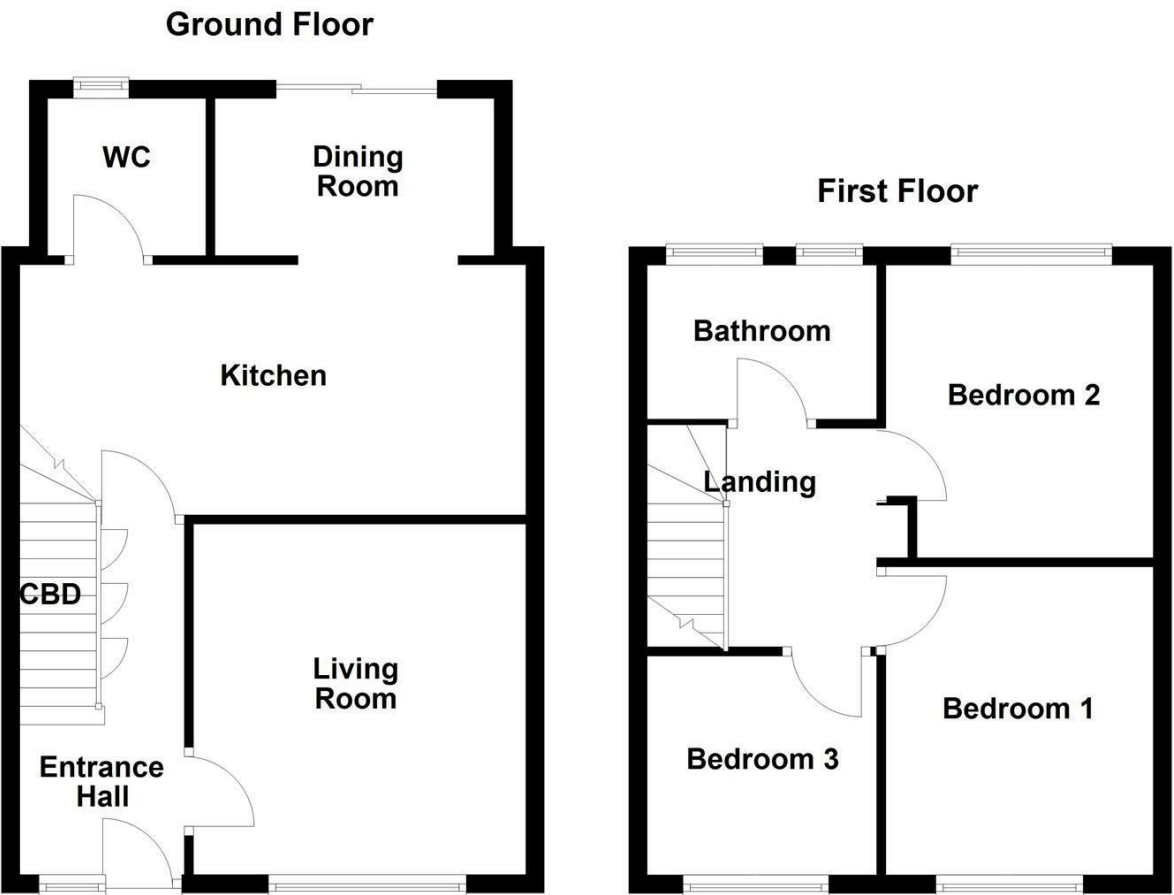




WAKEFIELD | OSSETT | HORBURY
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD
01924 899 870 | 01977 798 844

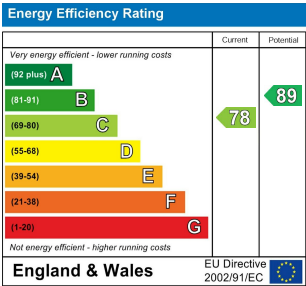


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



14 Clifton Place, Wakefield, WF1 3JH
For Sale Freehold Offers Over £230,000

Renovated to a high standard throughout is this three bedroom mid terrace property benefiting from modern kitchen and bathroom, two reception rooms and low maintenance gardens.

The property briefly comprises of the entrance hall, living room, modern kitchen, downstairs w.c. and dining room. The first floor landing leads to three bedrooms and modern house bathroom. Outside there is on street parking and gated pathway to the front door. To the rear is a low maintenance garden with steps down to a paved patio area.

Situated within close proximity to Wakefield city centre, the property is well served by local amenities including shops and schools, whilst access to junction 41 of the M1 motorway is approximately a five minute drive away. There are also local bus routes for travel to and from the city centre and Leeds.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door with frosted side panel, inset spotlights, stairs to the first floor landing, feature wall with built in shelf and drawer, understairs storage cupboard, central heating radiator and doors to the living room and kitchen.

LIVING ROOM

11'8" x 12'5" [3.57m x 3.79m]

Laminate flooring, central heating radiator and UPVC double glazed window overlooking the front aspect.



KITCHEN

8'11" x 18'0" [2.73m x 5.51m]

Range of modern high gloss wall and base units with laminate work surface over incorporating 1 1/2 sink and drainer with swan

neck mixer tap, integrated oven, microwave oven and grill with four ring gas hob and cooker hood. Integrated fridge/freezer, integrated dishwasher, matching cupboard housing the boiler, laminate flooring, central heating radiator, inset spotlights, door to the downstairs w.c. and feature archway into the dining room.



W.C.

5'8" x 5'7" [1.74m x 1.71m]

Low flush w.c., vanity wash hand basin, ladder style radiator, inset spotlights, space and plumbing for a washing machine and UPVC double glazed frosted window overlooking the rear aspect.

DINING ROOM

6'1" x 10'0" [1.87m x 3.05m]

UPVC double glazed sliding patio door to the rear garden, inset spotlights, central heating radiator and laminate flooring.

FIRST FLOOR LANDING

Loft access, inset spotlights, doors to three bedrooms and house bathroom.

BEDROOM ONE

9'7" x 11'0" [2.93m x 3.36m]

UPVC double glazed window overlooking the front elevation, and central heating radiator.



BEDROOM TWO

9'7" x 10'6" [2.94m x 3.22m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE

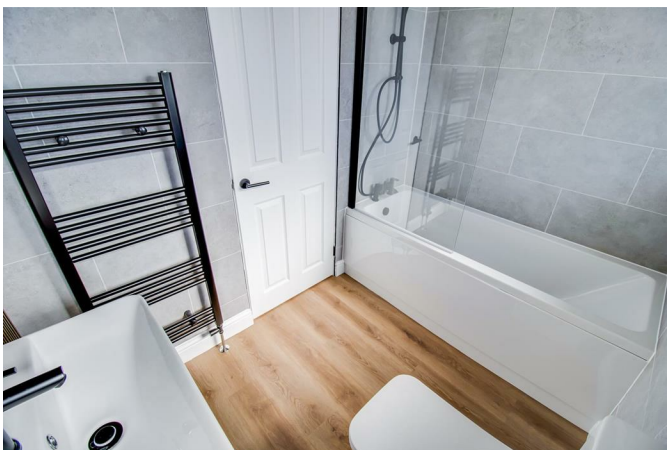
8'0" x 8'1" [2.44m x 2.48m]

UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.

5'4" x 7'9" [1.63m x 2.38m]

Three piece suite comprising panelled bath with mixer tap and shower attachment, low flush w.c. and vanity wash hand basin. Ladder style radiator, laminate flooring, inset spotlights and UPVC double glazed frosted windows overlooking the rear elevation.



OUTSIDE

To the front is on street parking and a gate providing access onto a block paved pathway leading to the front door. To the rear steps lead down to a low maintenance paved rear garden with planted border, surrounded by timber fencing and rear gate.



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.