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21 Queen Street, East Ardsley, Wakefield, WF3 2BE

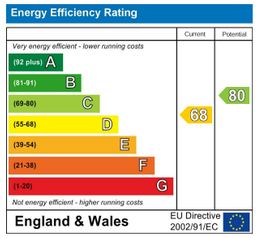
For Sale Freehold £185,000

A fantastic opportunity to purchase this well presented two bedroom mid terrace home, benefitting from two double bedrooms, a spacious house bathroom and two useful cellar rooms.

The property is accessed via a generous entrance hall with doors leading to the living room and modern kitchen diner. The living room features a multi fuel cast iron stove, while the kitchen diner offers a central island with breakfast bar seating and a range of integrated appliances. To the lower ground floor are two useful cellar rooms, both benefitting from lighting, with the main cellar retaining an original stone keeping table and Yorkshire stone flagged flooring. To the first floor are two double bedrooms and a spacious three piece house bathroom, together with a useful storage cupboard positioned off the landing. Externally, on street parking is available to the front, while to the rear is a low maintenance paved garden with planted borders, ideal for outdoor dining and entertaining.

The property benefits from UPVC double glazing and gas central heating and is well placed for local amenities and schools. Regular bus services provide links towards Wakefield and Leeds, while the M1 and M62 motorway networks are within easy reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this quality home has to offer. An early viewing is highly recommended.



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
Composite front entrance door with frosted glazed side light leading into the entrance hall. Laminate flooring, central heating radiator and feature archway with staircase and handrail providing access to the first floor landing. Two doors provide access to the living room and kitchen diner.

LIVING ROOM
12'2" x 12'1" (3.71m x 3.70m)
UPVC double glazed window overlooking the front aspect, ornate coving to the ceiling, central heating radiator and laminate flooring. Feature multi fuel cast iron stove set on a slate hearth with timber mantle above.



KITCEN DINER
15'1" x 12'9" (4.62m x 3.91m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. One and a half bowl stainless steel sink and drainer with swan neck mixer tap. Integrated oven and grill with four ring gas hob and stainless steel splashback, together with space and plumbing for a washing machine. Central island with breakfast bar seating for two, laminate work surface over, integrated fridge and separate integrated freezer beneath. Space for a dining table, central heating radiator, fully tiled flooring and coving to the ceiling. Combination boiler housed within one of the kitchen cupboards. UPVC double glazed window overlooking the rear aspect, composite glazed door leading to the rear yard and frosted UPVC double glazed side light adjacent. Timber door providing access to the staircase leading down to the cellar rooms.

CELLAR ROOM ONE
15'2" x 7'0" (4.64m x 2.15m)
Useful lower ground floor cellar with lighting, original stone keeping table and Yorkshire stone flagged flooring. Timber door providing access into the second cellar room.

CELLAR ROOM TWO
15'3" x 5'6" (4.66m x 1.70m)
Yorkshire stone flagged flooring and lighting, providing useful additional storage.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the rear elevation. Four doors provide access to two bedrooms, the house bathroom and a large storage cupboard.

BEDROOM ONE
12'2" x 10'2" (3.72 x 3.12)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM TWO
15'6" x 8'3" (4.74m x 2.53m)
UPVC double glazed window overlooking the front elevation and central heating radiator.



HOUSE BATHROOM
12'4" x 7'4" (3.78m x 2.26m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with twin chrome taps and panelled bath with mixer tap and shower attachment. Separate mixer shower over the bath with glazed shower screen. Part tiled walls, central heating radiator, frosted UPVC double glazed window overlooking the front elevation and wall mounted extractor fan. Useful storage cupboard with fixed shelving.



OUTSIDE
On street parking is available on a first come, first served basis, with direct access into the property. To the rear is a low maintenance paved garden with two planted border areas. The garden is enclosed by solid brick built walls, with a timber gate providing access to the rear.



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.