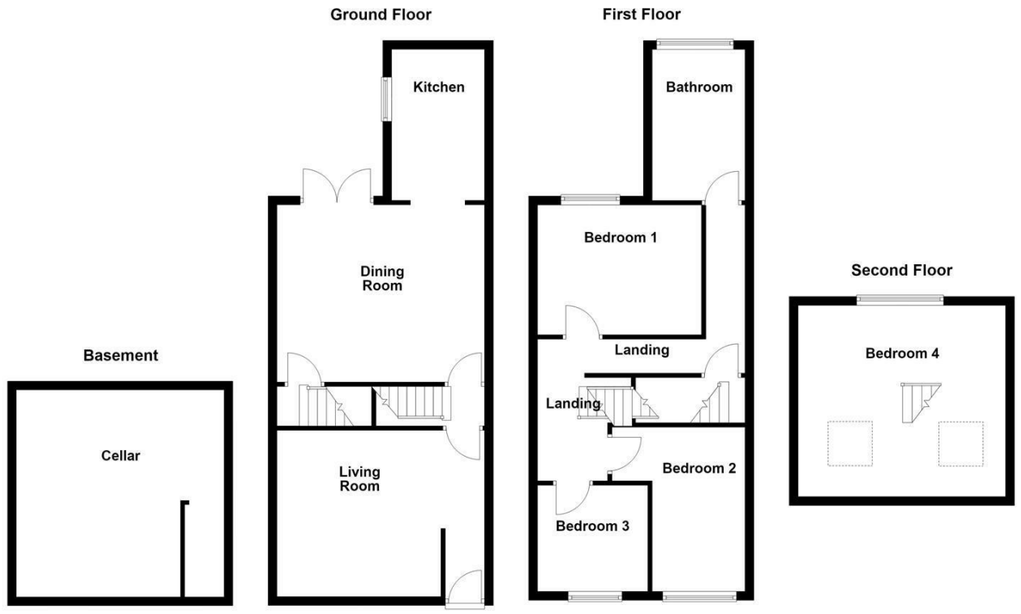
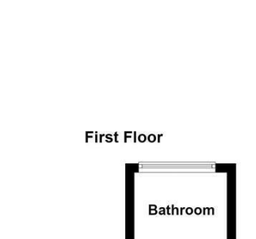




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



19 Benjamin Street, Wakefield, WF2 9AN

For Sale Freehold £170,000

Arranged over three floors is this spacious four bedroom mid terrace home, offering well proportioned accommodation together with an enclosed low maintenance rear garden.

The accommodation briefly comprises an entrance hall leading into the living room, with a separate dining room beyond featuring French doors onto the rear garden, access to the cellar and an archway leading through into the fitted kitchen. To the first floor are three bedrooms and a generous four piece family bathroom, while a further staircase leads to the second floor where there is a substantial fourth bedroom. Externally, permit parking is available to the front, while to the rear is an enclosed garden with artificial lawn, patio seating area and space for a storage shed.

The property is ideally positioned for Wakefield city centre and its range of shops, amenities and transport links, including nearby railway stations for those looking to commute.

An excellent choice for first time buyers, families or investors, only a full internal inspection will truly reveal the accommodation on offer. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door leading into the main hallway. Access through into the living room.

LIVING ROOM
15'5" x 11'10" (4.72m x 3.62m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, wood effect flooring and skirting. Staircase providing access to the first floor landing. Door leading through into the dining room.



DINING ROOM
15'6" x 12'10" (4.73m x 3.93m)
UPVC double glazed French doors opening onto the rear garden. Central heating radiator, wood effect flooring and skirting. Feature open fireplace, inset spotlights to the ceiling and access down to the cellar. Archway leading through into the kitchen.



KITCHEN
11'11" x 7'0" (3.64m x 2.14m)
UPVC double glazed window overlooking the side elevation. Fitted with a range of wall and base units with wood effect work surfaces over. Stainless steel sink and drainer, integrated gas hob, integrated oven, tiled splashbacks and extractor hood. Space and plumbing for a washing machine and space for an American style fridge freezer.

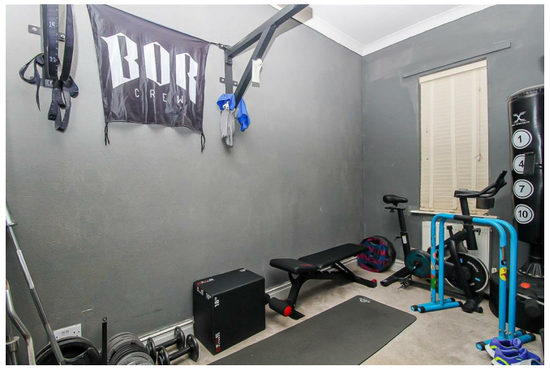


FIRST FLOOR LANDING
Doors provide access to three bedrooms and the family bathroom. Staircase providing access to the second floor.

BEDROOM ONE
12'0" x 9'5" (3.68m x 2.89m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator, carpeted flooring and skirting.



BEDROOM TWO
11'10" x 10'3" (3.61m x 3.13m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, carpeted flooring and skirting. Currently utilised as a home gym.



BEDROOM THREE
8'3" x 7'10" (2.54m x 2.41m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, carpeted flooring and skirting.



FAMILY BATHROOM
11'6" x 6'10" (3.53m x 2.09m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a four piece suite comprising corner shower enclosure with wall mounted shower and glazed sliding doors, freestanding bath with handheld shower attachment, his and hers vanity wash basins with mixer taps and low flush W.C. Chrome ladder style heated towel radiator.



BEDROOM FOUR
14'9" x 14'6" (4.50m x 4.43m)
Located on the second floor. UPVC double glazed windows overlooking the front and rear elevations. Central heating radiator, carpeted flooring, skirting and inset spotlights to the ceiling

OUTSIDE
Permit parking is available to the front of the property. To the rear is an enclosed low maintenance garden with artificial lawn and a patio seating area. Space is available for a storage shed.

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.