



WAKEFIELD
01924 291 294

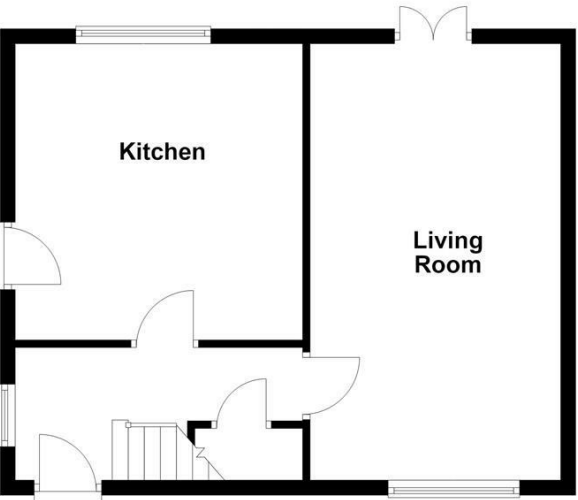
OSSETT
01924 266 555

HORBURY
01924 260 022

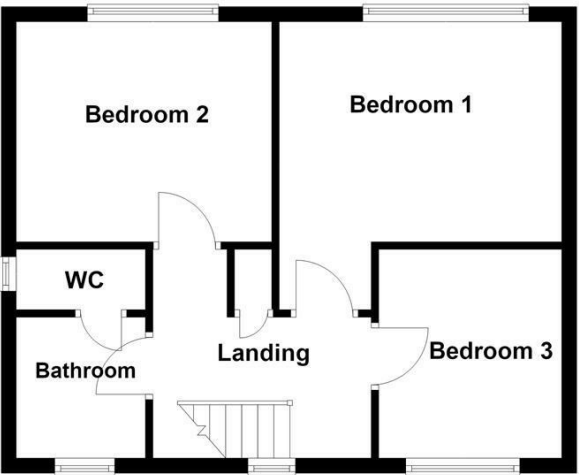
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

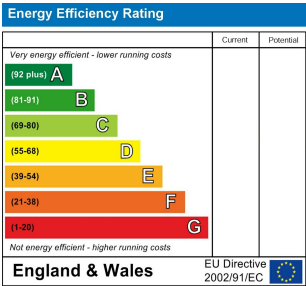


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



28 Wasdale Road, Wakefield, WF2 9EX

For Sale Freehold £185,000

Proudly introduced to the market is this well presented three bedroom semi detached home, situated in the a popular residential location. Offering well proportioned accommodation, ample off road parking and an attractive south west facing rear garden, the property is ideally suited to first time buyers, young couples and growing families alike.

The accommodation is approached via a welcoming entrance hall with staircase leading to the first floor. The fitted kitchen provides a range of storage and preparation space, together with direct access to the side of the property and rear garden. Completing the ground floor is a spacious living room, with UPVC patio doors overlooking and opening directly onto the garden. To the first floor, the landing provides loft access and a useful storage cupboard. There are three well proportioned bedrooms, including two good sized double bedrooms and a third bedroom, together with a bathroom and WC. Externally, a tarmac driveway provides ample off road parking for four vehicles with an electric car charging point and access continuing along the side of the property into the rear garden. The enclosed south west facing rear garden provides an excellent outdoor space for both families and entertaining, featuring a timber decked seating area and generous lawn, all enclosed by timber panel fencing.

Conveniently positioned for a wide range of local shops, amenities and schools, the property also provides excellent access to nearby motorway connections and Wakefield city centre, making it particularly well placed for commuters travelling throughout the wider region.

Offering generous accommodation, excellent parking and a particularly appealing rear garden, an early viewing is highly recommended to fully appreciate all that this attractive family home has to offer.



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door leading into the entrance hall. Laminate flooring, central heating radiator and frosted UPVC double glazed window overlooking the side elevation. Carpeted staircase providing access to the first floor landing, useful understairs storage and access into the kitchen.

KITCHEN

9'11" x 12'7" [3.04m x 3.86m]

Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and dishwasher, provision for a cooker and hob, tiled splashbacks and space for a fridge freezer. UPVC double glazed window overlooking the rear elevation, central heating radiator and UPVC side entrance door providing external access.

LIVING ROOM

19'7" x 8'8" [5.98m x 2.66m]

Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front

elevation. UPVC double glazed patio doors open directly onto the rear garden.

FIRST FLOOR LANDING

Carpeted staircase and landing, UPVC double glazed window overlooking the front elevation and loft access. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE

13'3" x 11'0" [4.04m x 3.37m]

UPVC double glazed window overlooking the rear elevation and central heating radiator. A range of fitted wardrobes provides useful storage.



BEDROOM TWO

10'0" x 10'0" [3.06m x 3.07m]

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

BEDROOM THREE

8'9" x 7'6" [2.67m x 2.30m]

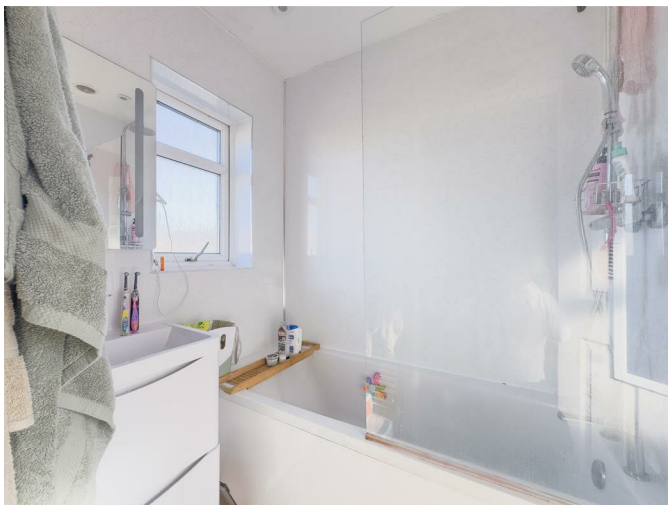
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.



BATHROOM

8'2" x 4'11" [2.51m x 1.52m]

Vinyl flooring and fitted with a panelled bath with hot and cold taps, shower attachment and rainfall shower above, with panelled surround. Vanity wash basin with mixer tap and storage below, spotlights to the ceiling, extractor fan and frosted UPVC double glazed window overlooking the front elevation. Open through to the W.C.



W.C.

Fitted with a low flush W.C., vinyl flooring, part panelled walls and frosted UPVC double glazed window overlooking the side elevation.

OUTSIDE

To the front is a tarmacadam driveway providing off road parking for four vehicles with an electric car charging point. Access is provided to the rear garden. To the rear is a south west facing enclosed garden incorporating a timber decked area, flagged patio and lawned section. The garden is enclosed by timber fencing.



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.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.