Richard Kendall
Estate Agent

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127 Painthorpe Lane, Crigglestone, Wakefield, WF4 3HE

For Sale Freehold £70,000

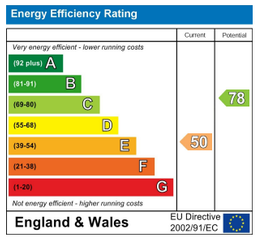
Proudly introduced to the market is this two bedroom terraced property, situated in a semi rural position requiring a comprehensive programme of modernisation throughout, the property presents an excellent opportunity for investors, developers or buyers looking for a renovation project with plenty of potential.

The accommodation briefly comprises a front buffer garden with steps leading to the entrance and into the living room. From here, access is provided to the kitchen, which benefits from useful understairs storage and a staircase leading to the first floor. A rear porch provides access to the garden and the ground floor bathroom. To the first floor are two well proportioned double bedrooms, with bedroom two providing loft access and also housing the property's boiler. Externally, the property benefits from a flagged rear yard together with off road parking for one vehicle and pleasant countryside views to the rear.

The property occupies an appealing semi rural position whilst remaining conveniently placed for local shops, amenities and schools, together with good access to the motorway network for those travelling further afield.

Offered for sale with no onward chain and vacant possession, this property provides an exciting opportunity for a buyer looking to create a home to their own specification or undertake their next investment project.

An early viewing is highly recommended to fully appreciate the potential and location on offer.



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

LIVING ROOM
13'6" x 12'2" (4.13m x 3.73m)
UPVC front entrance door leading into the lounge. Central heating radiator, UPVC double glazed window overlooking the front elevation and access through to the kitchen.

KITCHEN
9'8" x 11'7" (2.95m x 3.54m)
UPVC double glazed window overlooking the rear elevation, understairs storage cupboard, central heating radiator and staircase providing access to the first floor. Access through to the rear porch.

REAR PORCH
UPVC double glazed door leading out to the rear, useful storage cupboard and access to the house bathroom.

BATHROOM/W.C.
5'10" x 5'0" (1.78m x 1.53m)
Central heating radiator, fully tiled walls, low flush W.C., pedestal wash basin with separate hot and cold taps, panelled bath with separate hot and cold taps and frosted UPVC double glazed window overlooking the rear elevation.

FIRST FLOOR LANDING
Providing access to two bedrooms.

BEDROOM ONE
12'10" x 13'10" (3.92m x 4.24m)
Generous double bedroom with carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.

BEDROOM TWO
10'10" x 10'0" (3.32m x 3.07m)
UPVC double glazed window overlooking the rear elevation.

OUTSIDE
To the front of the property is a paved yard with steps leading up to the front entrance. To the rear is a paved yard with off road parking for one vehicle and open countryside views beyond.

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.