



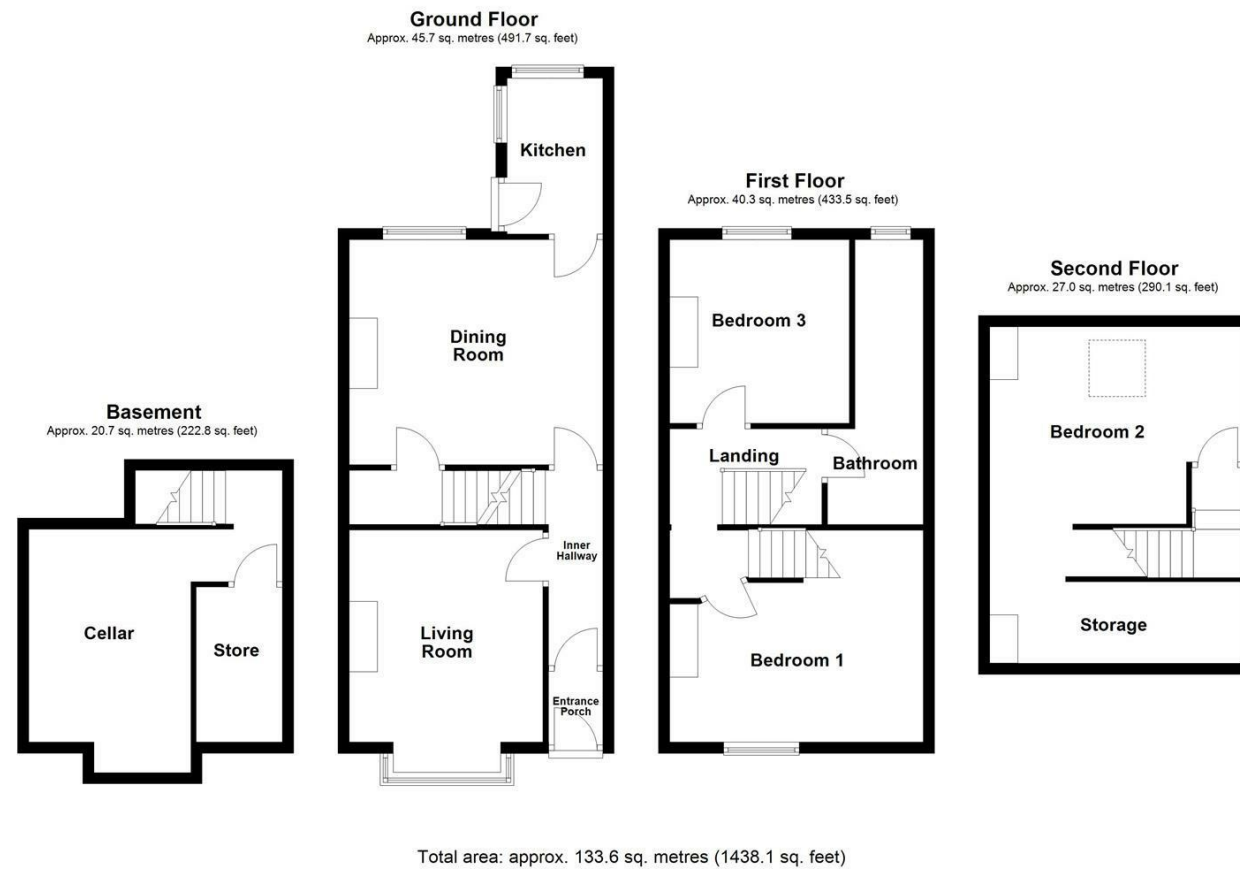
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



7 Wauchope Street, Wakefield, WF2 8DX

For Sale Freehold £170,000

Situated just outside Wakefield city centre is this well proportioned three bedroom mid terraced property, offering accommodation over three floors, generous reception space and an attractive enclosed rear garden.

The accommodation briefly comprises an entrance porch leading into an inner hallway with staircase to the first floor and access to both the living room and separate dining room. The dining room provides access to the cellar, which includes a useful storage area, and leads through to the fitted kitchen, which in turn opens onto the rear garden. To the first floor, the landing provides access to two bedrooms and the house bathroom, along with a staircase leading to the second floor. The second floor hosts a further double bedroom with access to useful eaves storage. Externally, the property benefits from a low maintenance buffer garden to the front, with paved and concrete areas enclosed by walling and iron railings, along with permit on street parking. To the rear, there is an enclosed garden incorporating a patio seating area and a raised lawn with planted borders, all enclosed by fencing and a rear access gate.

The property is ideally located within close proximity to Wakefield city centre, offering a wide range of shops, schools, restaurants and amenities. Wakefield also benefits from a bus station and two train stations providing links to major cities including Leeds, Manchester and London.

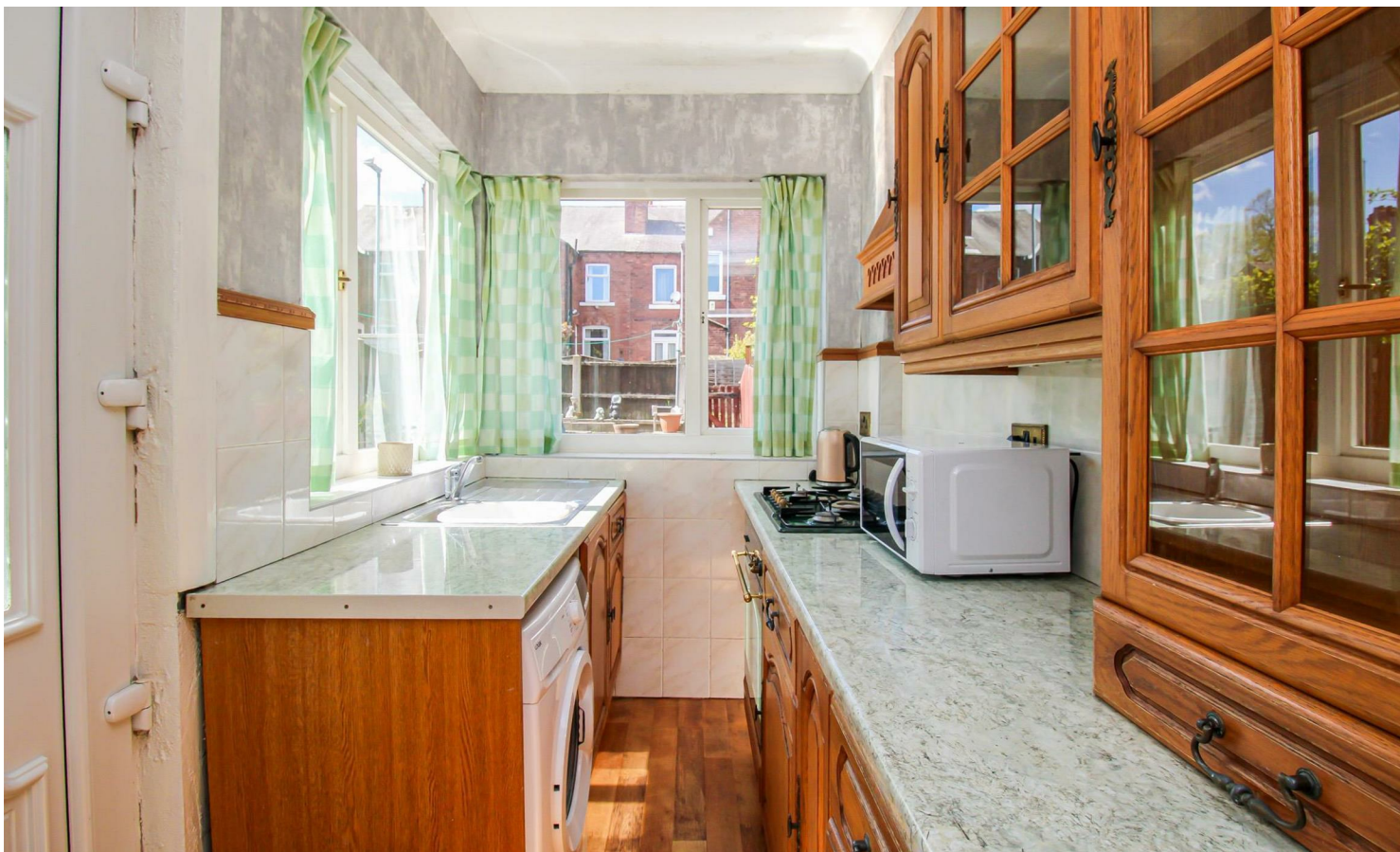
This property would make an excellent purchase for first time buyers, professional couples, small families or investors. Only a full internal inspection will fully appreciate all that is on offer. Early viewing is highly recommended.



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ACCOMMODATION

STORE

5'2" x 8'11" [1.60m x 2.74m]

Additional storage space with power and lighting.

ENTRANCE PORCH

Frosted UPVC double glazed entrance door with stained glass detailing leading through to the inner hallway.

INNER HALLWAY

With dado rail, decorative panelling, central heating radiator, coving to the ceiling, staircase to the first floor and doors leading to the living room and dining room.

LIVING ROOM

14'5" x 11'1" [max] x 6'10" [min] [4.41m x 3.40m [max] x 2.09m [min]]

UPVC double glazed partially stained glass bay window to the front, central heating radiator, coving to the ceiling and gas fireplace with wooden surround and tiled hearth.



DINING ROOM

13'1" x 14'9" [4.00m x 4.50m]

Decorative wall panelling, coving and ceiling rose, UPVC double glazed window to the rear, gas fireplace with stone surround and wooden mantle, door to the kitchen and access to the cellar.



CELLAR

14'7" x 14'8" [max] x 6'6" [min] [4.47m x 4.48m [max] x 2.0m [min]]

Accessed from the dining room, housing gas and electric meters with lighting.

KITCHEN

9'0" x 5'4" [2.76m x 1.65m]

Two UPVC double glazed windows to the side and rear, frosted UPVC door to the rear garden, fitted with a range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, tiled splashbacks, five ring gas hob, integrated oven and space for washing machine.

FIRST FLOOR LANDING

With decorative panelling, dado rail, staircase to the second floor and doors leading to bedroom one, bedroom three and the house bathroom.

BEDROOM ONE

14'7" x 12'3" [max] x 4'0" [min] [4.46m x 3.75m [max] x 1.22m [min]]

UPVC double glazed window to the front, partial decorative panelling and fitted wardrobe/storage within the alcove.



BEDROOM THREE

10'6" x 10'6" [max] x 9'6" [min] [3.21m x 3.21m [max] x 2.90m [min]]

UPVC double glazed window to the rear and fitted wardrobes with shelving.



HOUSE BATHROOM/W.C.

16'6" x 5'5" [5.04m x 1.66m]

Frosted UPVC double glazed window to the rear, central heating radiator, concealed low flush W.C., ceramic wash basin set into a tiled unit with storage below, panel bath, part tiling and decorative panelling.



SECOND FLOOR LANDING

Providing access to bedroom two.

BEDROOM TWO

14'2" x 14'9" [max] x 7'8" [min] [4.33m x 4.50m [max] x 2.34m [min]]
Exposed beams, partial exposed brickwork, wooden framed skylight windows and access to eaves storage [1.27m x 4.06m].



OUTSIDE

To the front, a low maintenance buffer garden with paved and concrete areas, enclosed by wall and iron fencing with gated access and on street parking. To the rear, an enclosed garden with paved patio area, raised lawn, planted beds and stone wall borders, ideal for outdoor use.



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.