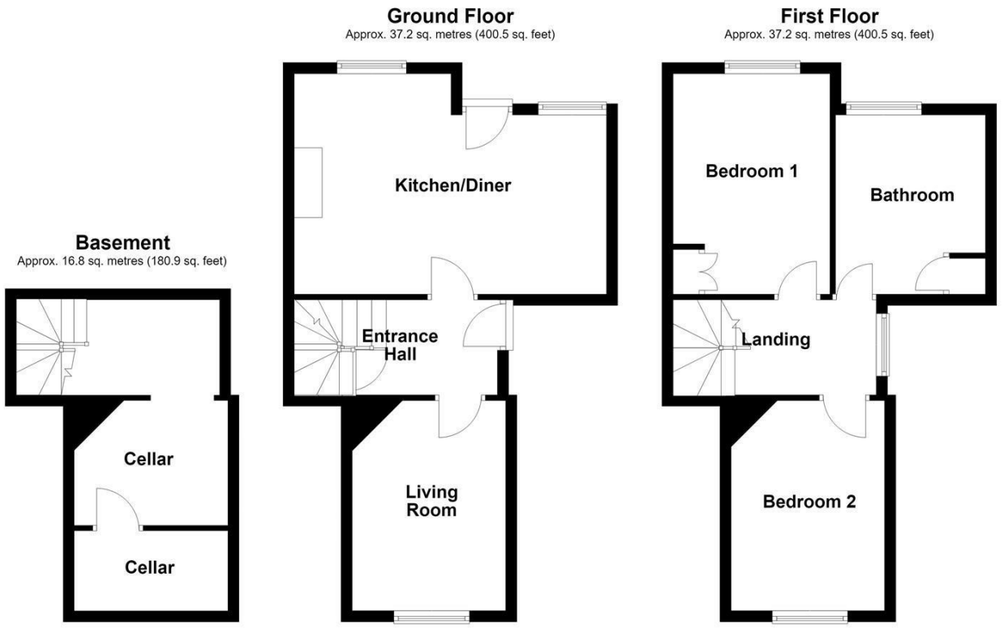


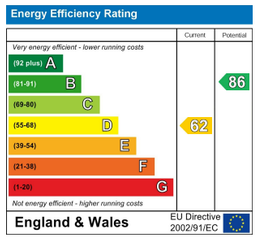
Total area: approx. 91.2 sq. metres (982.0 sq. feet)

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

3 Holly Street, Off Balne Lane, Wakefield, WF2 9AU

For Sale Freehold £155,000

A superb opportunity to acquire this well presented two bedroom semi detached home, conveniently situated within easy reach of Wakefield city centre. Offering spacious accommodation throughout, a low maintenance enclosed rear garden, making it an ideal purchase for first time buyers, professional couples and investors alike.

The accommodation briefly comprises a welcoming living room leading through to a spacious kitchen diner, which provides access to the first floor staircase and steps down to two useful cellar rooms, both benefitting from lighting and offering excellent storage potential. To the first floor, the landing provides access to two well proportioned double bedrooms and a spacious three piece family bathroom. Externally, the property benefits from on street parking to the front, together with a timber gate leading to a concrete pathway running alongside the property. A small front garden is bordered by mature hedging, whilst the enclosed rear garden has been designed for low maintenance with paved seating areas and two useful brick built outbuildings, both benefitting from power and lighting.

The property is ideally positioned within walking distance of a wide range of local amenities, schools and Wakefield city centre. Regular bus services operate nearby, whilst both the M1 and M62 motorway networks are within easy reach, making the property particularly attractive to commuters.

An early viewing is highly recommended to fully appreciate all that this property has to offer.

ACCOMMODATION

ENTRANCE HALL
Entered via a solid timber front entrance door with laminate flooring, ornate coving to the ceiling, decorative ceiling rose, dado rail and central heating radiator. A staircase leads to the first floor landing, whilst doors provide access to the living room, kitchen/diner and staircase leading down to the cellar. The entrance hall also benefits from fixed coat hooks and a timber single glazed stained glass fanlight above the entrance door.

LIVING ROOM
12'4" x 9'3" (3.78m x 2.84m)
A well proportioned reception room with a UPVC double glazed window overlooking the front elevation, central heating radiator and an attractive marble fireplace with timber surround. The room is finished with ornate coving and a decorative ceiling rose.

KITCHEN/DINER
12'11" x 18'7" (3.95m x 5.67m)
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. The kitchen incorporates a stainless steel sink and drainer with mixer tap, integrated oven and grill, induction hob with extractor hood above and a built in wine rack. There is plumbing and space for a washing machine, space for a freestanding fridge/freezer, central heating radiator, two UPVC double glazed windows overlooking the rear elevation and a timber rear entrance door with stained glass fanlight above.

CELLAR
Steps lead down to a useful entrance area with lighting and an archway opening into the main cellar.

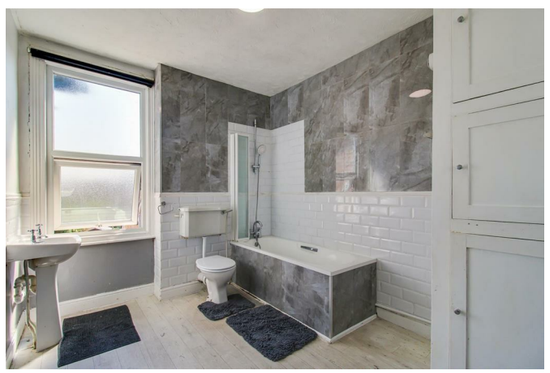
MAIN CELLAR ROOM
7'4" x 8'8" (2.25m x 2.66m)
Featuring the original stone keeping table, block paved flooring and a timber door leading through to the original coal store, providing additional storage space.

FIRST FLOOR LANDING
Ornate coving to the ceiling, loft access and a timber single glazed stained glass window to the side elevation. Doors lead to two bedrooms and the house bathroom.

BEDROOM ONE
12'11" x 9'6" (3.95m x 2.90m)
A generous double bedroom with laminate flooring, central heating radiator, UPVC double glazed window overlooking the rear elevation and a useful double door built in storage cupboard with fitted shelving.

BEDROOM TWO
12'5" x 9'3" (3.81m x 2.84m)
Featuring ornate coving, central heating radiator and a UPVC double glazed window overlooking the front elevation.

BATHROOM/W.C.
10'7" x 8'7" (3.23m x 2.62m)
Fitted with a three piece suite comprising panelled bath with mixer tap, shower attachment and folding glass shower screen, pedestal wash basin with tiled splashback and a low flush W.C. The room also benefits from a central heating radiator, dado rail, UPVC double glazed frosted window overlooking the rear elevation and a useful storage cupboard housing the combination boiler.



OUTSIDE
To the front of the property, on street parking is available on a first come, first served basis. A timber gate provides access via a concrete pathway to the front entrance, with mature privet hedging creating a pleasant frontage. To the rear is a fully enclosed paved garden surrounded by brick walls. A useful brick built outbuilding benefits from lighting, dual aspect timber single glazed windows and two timber access doors, providing excellent external storage. The rear of the property also benefits from an outside light with sensor.

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.