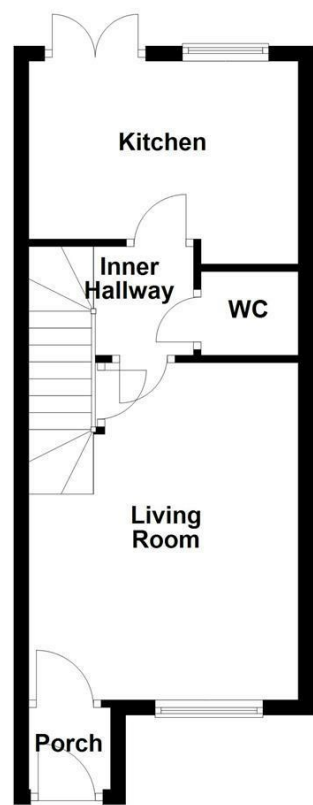
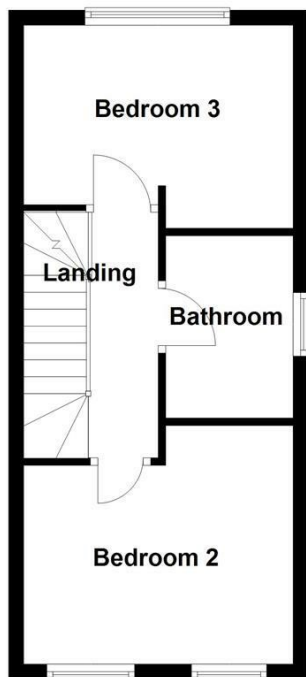


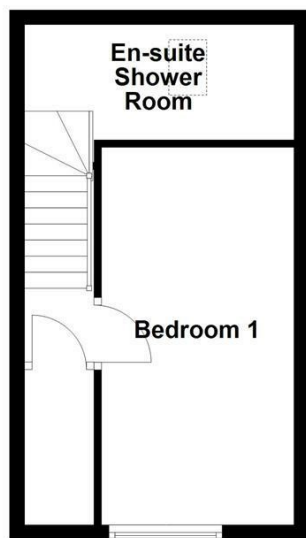
Ground Floor
Approx. 31.8 sq. metres (342.5 sq. feet)



First Floor
Approx. 30.5 sq. metres (328.5 sq. feet)



Second Floor
Approx. 23.9 sq. metres (257.1 sq. feet)



Total area: approx. 86.2 sq. metres (928.1 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,

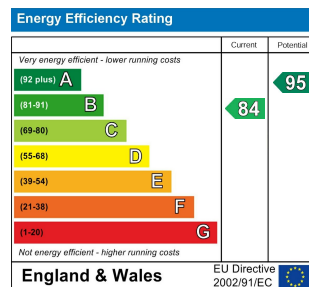
Pontefract & Castleford office 01977 798844

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.



WAKEFIELD
01924 291 294

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01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRAC T & CASTLEFORD
01977 798 844



69 Ruby Street, Wakefield, WF1 2GA

For Sale Freehold £265,000

A superb opportunity to purchase this spacious three bedroom townhouse, arranged over three floors and situated on a modern and attractive development. The property benefits from ample off road parking via a block paved double driveway and offers well proportioned accommodation ideal for a range of buyers.

The accommodation briefly comprises an entrance porch leading into a generous living room, with access through to an inner hallway providing useful understairs storage, a downstairs WC and a modern fitted kitchen with French doors opening onto the rear garden. To the first floor, the landing provides access to two double bedrooms and a contemporary three piece house bathroom. A further staircase leads to the second floor, where the principal bedroom benefits from an en suite shower room and a useful additional storage room. Externally, to the side of the property, a timber gate provides access to a paved pathway with a timber shed and lean to. The enclosed rear garden features a paved patio area, ideal for outdoor dining and entertaining, overlooking a lawned garden, all enclosed by timber fencing.

The property is conveniently located close to local amenities and well regarded schools, with regular bus routes providing access to Wakefield city centre. The motorway network is also easily accessible, making it ideal for those commuting further afield.

Only a full internal inspection will reveal all that this well presented home has to offer. Early viewing is highly recommended.

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ACCOMMODATION

ENTRANCE PORCH

Composite front entrance door leading into the porch with central heating radiator and door through to the living room.

LIVING ROOM

14'8" (max) x 11'7" (min) x 11'8" [4.48m (max) x 3.54m (min) x 3.58m]
UPVC double glazed window to the front, central heating radiator and door through to the inner hallway. Access to understairs storage cupboard.



INNER HALLWAY

Staircase to the first floor landing and doors leading to the downstairs W.C. and kitchen.

W.C.

4'4" x 3'8" [1.33m x 1.12m]
Low flush W.C., pedestal wash basin with mixer tap and tiled splashback, central heating radiator and wall mounted extractor fan.

KITCHEN

7'10" (min) x 8'10" (max) x 11'10" [2.39m (min) x 2.71m (max) x 3.61m]
Fitted with a range of high gloss wall and base units with laminate work surface and upstands. 1½ stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and stainless steel splashback with extractor above. Space for a freestanding fridge freezer and plumbing for washing machine and dryer. UPVC double glazed window overlooking the rear garden and UPVC double glazed French doors leading out. Central heating radiator and combi boiler housed within a cupboard.



FIRST FLOOR LANDING

Doors leading to two double bedrooms and the house bathroom, with further staircase to the second floor.

BEDROOM TWO

8'8" (min) x 10'5" (max) x 11'8" [2.66m (min) x 3.19m (max) x 3.58m]
Two UPVC double glazed windows to the front and central heating radiator.



BEDROOM THREE

7'9" (min) x 8'10" (max) x 11'9" [2.38m (min) x 2.70m (max) x 3.60m]
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

5'7" x 7'11" [1.71m x 2.42m]
Fitted with a three piece suite comprising panel bath with mixer tap, pedestal wash basin with mixer tap and low flush W.C. Half tiled walls, central heating radiator, extractor fan and frosted UPVC double glazed window to the side.



SECOND FLOOR LANDING

Access to bedroom one and a large storage cupboard.

BEDROOM ONE

8'5" x 16'6" [2.58m x 5.03m]
UPVC double glazed window to the front, central heating radiator and door through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'11" (min) x 6'0" (max) x 11'2" [1.52m (min) x 1.83m (max) x 3.41m]
Corner shower cubicle with glass doors and mixer shower, pedestal wash basin with mixer tap, low flush W.C., tiled splashback, central heating radiator and Velux style window.



OUTSIDE

To the front, a block paved driveway provides off road parking for two vehicles, with a paved pathway to the front door, slate borders, planted hedging and an electric vehicle charging point. To the side, a timber gate leads to a pathway with a timber shed and lean-to storage. To the rear, there is an attractive enclosed lawned garden with a paved patio area, water point and timber fencing to all sides.



COUNCIL TAX BAND

The council tax band for this property is TBC.

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.