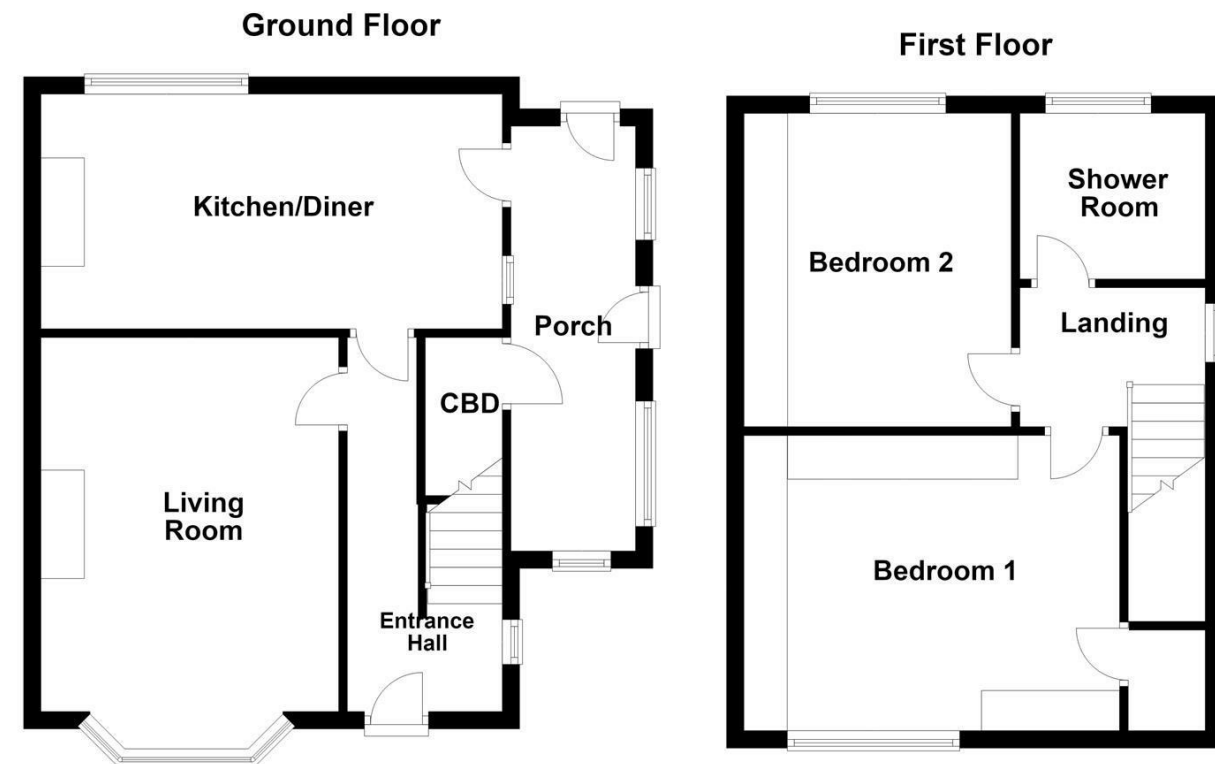




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01924 266 555

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7 Wilson Drive, Wakefield, WF1 3DP

For Sale Freehold £190,000

A superb opportunity to purchase this well proportioned two bedroom semi detached home, benefitting from generous off road parking, a larger than average tandem garage and attractive gardens to both the front and rear. Offering spacious accommodation throughout, the property is ideally suited to a range of buyers.

The property is approached via a concrete driveway providing ample off road parking and leading to the detached tandem garage. An attractive lawned front garden features a central concrete pathway, which can be accessed from both the driveway and a gated entrance from the roadside, continuing down the side of the property towards the entrance porch. Internally, the accommodation begins with a generous entrance porch providing access into the kitchen diner. From here there is access to the entrance hall and spacious living room, which features a gas fire and completes the ground floor accommodation. To the first floor are two double bedrooms, both benefitting from fitted wardrobes, together with a three piece house shower room serving the landing. Externally, to the rear is a low maintenance paved and concrete garden, fully enclosed by timber fencing and incorporating a useful timber storage shed.

The property is conveniently situated within walking distance of local amenities and schools, with regular bus services providing access to Wakefield city centre. The M1 and M62 motorway networks are also within easy reach, making the property particularly convenient for those travelling further afield.

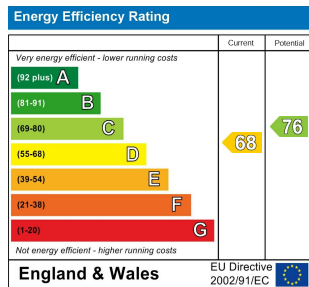
Only a full internal inspection will truly reveal everything this quality home has to offer. An early viewing is highly recommended.

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*

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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

ENTRANCE HALL

11'1" x 14'1" [3.39m x 4.30m]

Coving to the ceiling, UPVC double glazed bow bay window overlooking the front aspect and central heating radiator. Feature gas fire with marble surround and brass detailing.

LIVING ROOM

11'1" x 14'1" [3.39m x 4.30m]

Coving to the ceiling, UPVC double glazed bow bay window overlooking the front aspect and central heating radiator. Feature gas fire with marble surround and brass detailing.



KITCHEN DINER

8'11" x 17'9" [2.72m x 5.43m]

Fitted with a range of wall and base units with laminate work surfaces over and matching laminate upstands. One and a half bowl sink and drainer with swan neck mixer tap, twin integrated oven and grill, four ring gas hob with extractor hood above, integrated full size dishwasher and integrated fridge. Two UPVC double glazed windows overlook the rear and side elevations,

together with a UPVC double glazed side entrance door leading into the porch. Central heating radiator, partial dado rail and strip lighting. The dining area also features a gas fire set on a decorative hearth with matching interior and wooden surround.

PORCH

4'8" x 16'1" [1.44m x 4.91m]

Laminate work surface with space and plumbing for a washing machine beneath, together with space for a large freestanding freezer. Fully tiled flooring, three UPVC double glazed windows comprising two to the side and one to the front, together with a UPVC double glazed rear entrance door. Strip lighting and timber door providing access to the understairs storage cupboard.



FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, dado rail, coving to the ceiling and loft access. Three doors provide access to two double bedrooms and the house shower room.

BEDROOM ONE

10'9" x 14'3" [3.29m x 4.35m]

An extensive range of fitted wardrobes to three walls with matching fitted drawers, UPVC double glazed window overlooking the front elevation and central heating radiator. Door providing access to a built-in storage cupboard.



BEDROOM TWO

10'0" x 12'2" [3.06m x 3.73m]

Coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the rear elevation.



SHOWER ROOM

7'0" x 6'3" [2.14m x 1.91m]

Fitted with a three piece suite comprising curved corner shower enclosure with electric shower, concealed cistern low flush W.C. and wash hand basin with mixer tap set within a laminate work surface with high gloss vanity storage below. Fully tiled walls and flooring, vanity mirror with integrated downlights, UPVC clad ceiling with inset spotlights, ladder style radiator and frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE

To the front is an attractive lawned garden with patterned concrete pathway leading from a cast iron gate at the roadside. Brick boundary walls and established hedging provide enclosure to the front garden. The patterned concrete pathway continues across the front and down the side of the property, connecting with the concrete driveway. A second set of cast iron gates provides access onto the driveway, which offers ample off road parking and leads to the larger than average tandem style single garage. To the rear is a low maintenance patterned concrete garden, with access to a useful brick built outhouse and timber storage shed. The garden is fully enclosed by timber fencing and also benefits from exterior sensor lighting.



DETACHED GARAGE

Larger than average detached single garage, approximately one and a half tandem in size, with manual up and over door and timber framed window to the rear.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.