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

34 Crossley Street, New Sharlston, WF4 1BQ

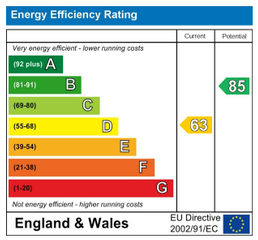
For Sale Freehold £120,000

Situated in New Sharlston area is this well presented three bedroom mid terrace property for sale benefitting from off road parking and larger than average rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/dining room, utility room and bathroom/w.c. The first floor landing provides access to three bedrooms. Outside to the rear is a small concrete patio area, perfect for outdoor dining and entertaining, concrete driveway providing off road parking and a spacious lawned garden fully enclosed by timber fencing with far reaching views of fields.

The property is ideally located close to local amenities and schools, whilst daily access to Leeds and further afield can be had via the M62 motorway, which is approximately a ten minute drive away.

Only a full internal inspection will reveal all that's on offer at this quality home and a viewing comes 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*

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.

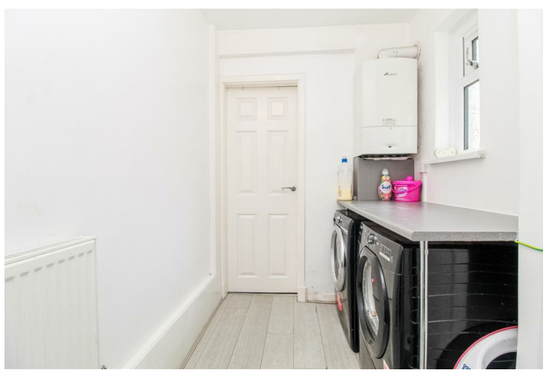
ACCOMMODATION

ENTRANCE HALL
Composite front entrance door, central heating radiator, stairs to the first floor landing and door to the living room.

LIVING ROOM
11'9" x 14'1" (max) x 4'3" (3.6m x 4.31m (max) x 1.31m)
Central heating radiator, UPVC double glazed window to the front, spotlights to the ceiling and an opening through to the kitchen/dining room.

KITCHEN/DINING ROOM
14'11" x 13'9" (max) x 4'5" (min) (4.55m x 4.21m (max) x 1.37m (min))
Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, four ring induction hob with splash back and extractor hood above. Integrated oven, kickboard lighting and space for a fridge/freezer. Spotlights to the ceiling, UPVC double glazed windows to the rear, access to an understairs cupboard, door to the utility and central heating radiator.

UTILITY
8'3" x 5'6" (max) x 4'7" (min) (2.52m x 1.7m (max) x 1.41m (min))
Central heating radiator, UPVC double glazed frosted window to the rear, composite rear door with frosted pane, laminate work surface over with space and plumbing for a washing machine and tumble dryer. Combi boiler is housed in here and door to the bathroom.



BATHROOM/W.C.
6'5" x 5'5" (1.96m x 1.66m)
UPVC double glazed frosted window to the rear, spotlights to the ceiling, central heating radiator, low flush w.c., ceramic wash basin built into the storage unit with mixer tap and bath with mixer tap and shower head attachment. Fully tiled.

FIRST FLOOR LANDING
Doors to three bedrooms.

BEDROOM ONE
11'10" x 14'2" (max) x 4'2" (min) (3.62m x 4.33m (max) x 1.29m (min))
Central heating radiator, UPVC double glazed window to the front and a set of fitted wardrobes with sliding mirrored doors.

BEDROOM TWO
13'11" x 6'11" (max) x 5'6" (min) (4.26m x 2.13m (max) x 1.69m (min))
UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE
7'6" x 10'7" (2.3m x 3.25m)
UPVC double glazed window to the rear and central heating radiator.

OUTSIDE
To the rear is a concrete patio area, perfect for outdoor dining and entertaining with a road providing right of access for the neighbours and a concrete driveway providing off road parking. The remainder of the rear is a lawned garden with mature trees, fully enclosed by timber fencing with farmers fields beyond the garden.

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 Ossett 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.