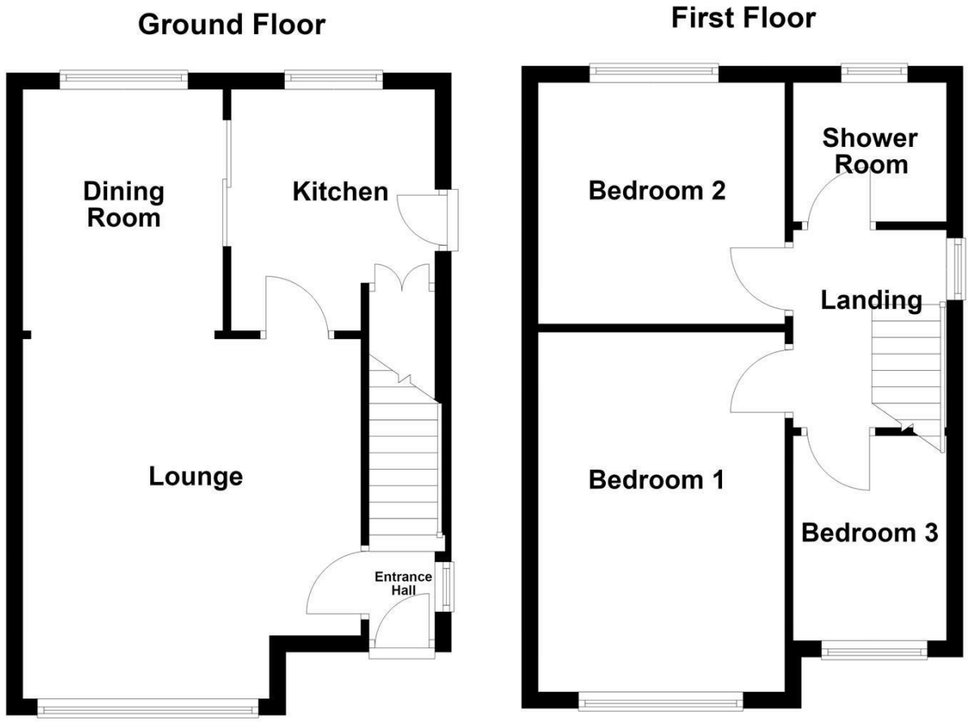
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

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36 Wakefield Road, Streethouse, Pontefract, WF7 6BT

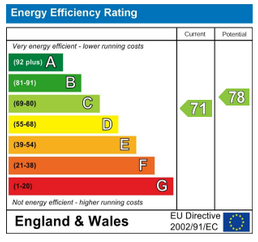
For Sale Freehold £205,000

Well maintained throughout is this spacious three bedroom semi detached home, benefitting from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall, lounge, separate dining room and fitted kitchen to the ground floor. To the first floor are three bedrooms, two of which are doubles, together with a modern house shower room. Externally, the property enjoys a good sized lawned garden to the front and a low maintenance garden to the rear with a flagged patio area. In addition there is an area just off Lynwood close which provides off street parking.

The property is well placed for a range of local amenities including shops and schools, with convenient transport links available nearby.

Offered for sale with no onward chain and vacant possession, this represents an excellent opportunity for a first time buyer, couple or family looking to step onto or move up the property ladder. 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*

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
Entrance door leading into the entrance hall. Central heating radiator, frosted UPVC double glazed window overlooking the side elevation and staircase providing access to the first floor landing. Door leading through into the lounge.

LOUNGE
14'6" x 12'10" (4.42 x 3.93)
UPVC double glazed window overlooking the front elevation and central heating radiator. Feature gas fire with marble back and hearth and stone surround. Squared archway leading through into the dining room, with a further door providing access into the kitchen.

DINING ROOM
9'8" x 8'0" (2.97 x 2.45)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Sliding door providing access into the kitchen.



KITCHEN
9'7" x 7'8" (2.93m x 2.36m)
Fitted with a range of base units with work surfaces over, incorporating a stainless steel sink and drainer. Space for a freestanding cooker and space for a fridge and freezer. Useful understairs storage cupboards, part tiled walls and tiled effect flooring. UPVC double glazed window overlooking the rear elevation and UPVC door providing access to the side of the property.



FIRST FLOOR LANDING
Frosted UPVC double glazed window overlooking the side elevation and loft access. Doors provide access to three bedrooms and the house shower room.

BEDROOM ONE
15'2" x 9'10" (4.64m x 3.00m)
UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO
9'10" x 9'9" (3.00m x 2.99m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Useful airing cupboard



BEDROOM THREE
7'9" x 6'1" (2.38m x 1.87m)
UPVC double glazed window overlooking the front elevation and central heating radiator.



HOUSE SHOWER ROOM
6'0" x 5'6" (1.85m x 1.68m)
Fitted with a three piece suite comprising low flush W.C., wash basin set over vanity drawers and corner shower enclosure with mixer shower. Fully tiled walls, wood effect flooring and central heating radiator. Frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
To the front is a good sized lawned garden with pathway leading to the entrance door. To the rear is a low maintenance garden incorporating a flagged patio area.



OFF ROAD PARKING
Although there is no driveway immediately alongside the property, there are two off road parking spaces located off Lynwood Close, positioned adjacent to a detached brick built garage. The parking spaces are included within the title deeds.

COUNCIL TAX BAND
The council tax band for this property is B.

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 Pontefract 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.