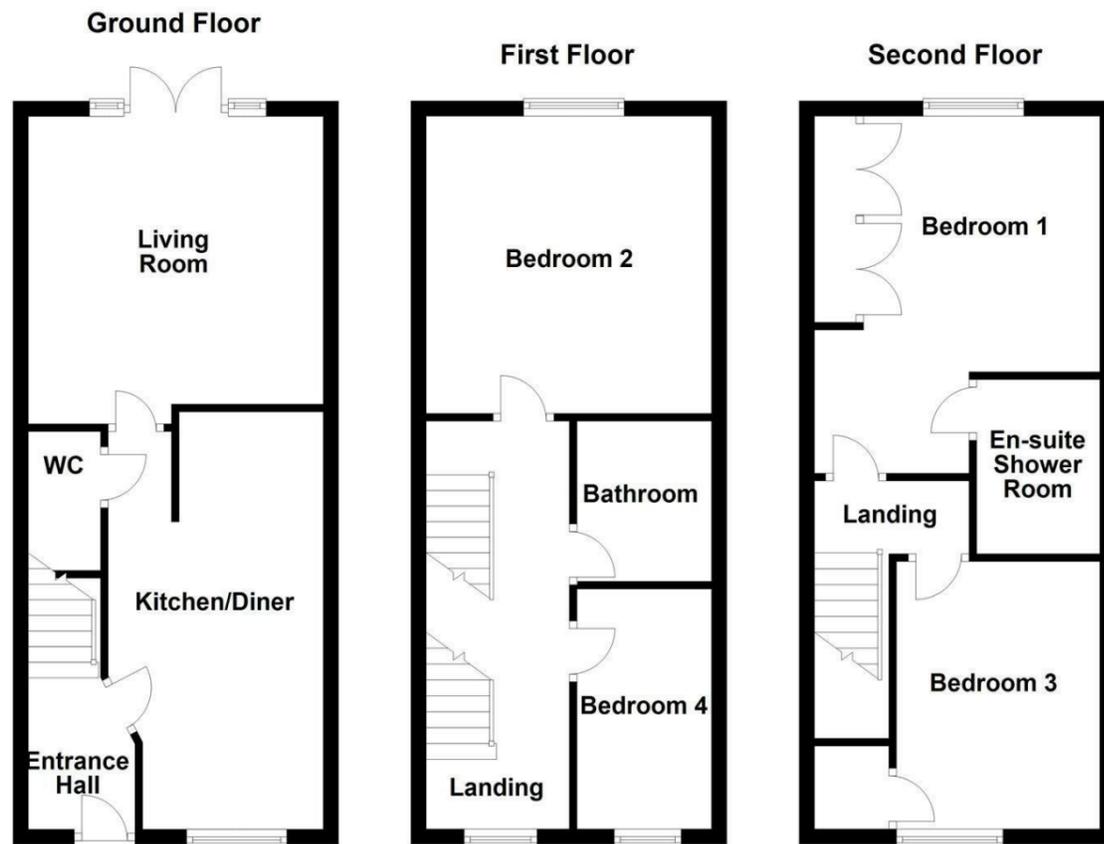




WAKEFIELD | **OSSETT** | **HORBURY**
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NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



43 Chancel Road, Wakefield, WF1 5JH

For Sale Freehold Asking Price £235,000

An attractive and modern four bedroom end town house with spacious accommodation throughout. Over three levels and boasting an outlook over the canal, main bedroom with en suite facilities, off street parking for two cars plus electric car charging point, UPVC triple glazing and gas central heating throughout with solar panels providing heating and electric for the property.

The accommodation briefly comprises; entrance hall, kitchen/diner, spacious lounge with French doors to the rear garden and downstairs w.c. To the first floor, there are two bedrooms and the house bathroom, whilst to the second floor there are two further bedrooms, the main with modern en suite shower room facilities. To the front there are two tarmac parking spaces, with an electric car charging point, side pathway and to the rear and enclosed garden with lawned garden and paved patio area.

The property is well placed for local amenities including shops, schools and local bus routes travelling to and from Wakefield city centre. Both road and rail links are also within easy reach, ideal for the commuter wishing to work or travel further afield.

IMPORTANT NOTE TO PURCHASERS

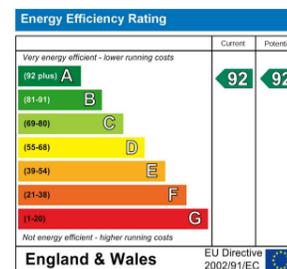
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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

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*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, solid wooden floor, central heating radiator, staircase with hand rail leading to the first floor landing, door into the kitchen diner.

KITCHEN DINER

1711" x 96" max x 710" min [5.48m x 2.91m max x 2.39m min]
A range of wall and base high gloss units with solid wooden work surface over, stainless steel sink and drainer with mixer tap, integrated double oven and grill with five ring gas hob and cooker hood over, integrated washing machine, integrated dishwasher, condensing boiler with unvented cylinder for hot water storage, breakfast bar, solid wooden flooring, UPVC triple glazed window to the front, integrated fridge and freezer, plinth lighting, inset spotlights to the ceiling, downlights to the cupboards, doors to the w.c. and living room.

W.C.

30" x 58" [0.93m x 1.73m]
Low flush w.c., pedestal wash basin with two taps and tiled splashback, solid wooden floor, central heating radiator and extractor fan.

LIVING ROOM

1210" x 136" max x 125" min [3.92m x 4.14m max x 3.79m min]
UPVC double glazed French doors leading to the rear garden with UPVC triple glazed window to either side, solid wooden floor, central heating radiator.



FIRST FLOOR LANDING

Doors leading to the bedrooms and house bathroom/w.c. Central heating radiator, staircase with handrail leading to the second floor landing. UPVC triple glazed window to the front.

BEDROOM TWO

124" x 1210" [3.76m x 3.93m]
UPVC triple glazed window to the front elevation, central heating radiator.



HOUSE BATHROOM/W.C.

63" x 69" [1.92m x 2.06m]
Three piece suite comprising L-shaped panelled bath with mixer tap, mixer shower and shower screen, wall hung wash basin with chrome mixer tap and a low flush w.c. with concealed cistern. UPVC cladding to the ceiling, inset spotlights, part laminate tiled walls, tiled floor, ladder style radiator and extractor fan to the ceiling.



BEDROOM FOUR

63" x 1011" [1.91m x 3.35m]
UPVC triple glazed window to the front elevation, central heating radiator.

SECOND FLOOR LANDING

Doors to bedrooms. Central heating radiator, loft access, double door built in storage cupboard.

BEDROOM THREE

116" x 93" [3.53m x 2.82m]
UPVC triple glazed window to the front, central heating radiator, fitted double wardrobe and a single wardrobe, door into the airing cupboard.



BEDROOM ONE

154" x 1211" max x 711" min [4.68m x 3.94m max x 2.42m min]
UPVC triple glazed window to the rear, two central heating radiators, door into the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

76" x 47" max x 311" min [2.29m x 1.42m max x 1.20m min]
Enclosed fully tiled larger than average shower cubicle with sliding doors and mixer shower, pedestal wash basin with two taps and tiled splashback, low flush w.c., extractor fan to the ceiling and central heating radiator.

OUTSIDE

To the front there are two off road parking spaces with an electric car charging point, paved pathway and timber gate leading down the side with pebbled edges and a further timber gate for the enclosed rear garden. The rear garden has a paved patio area ideal for entertaining and dining purposes. Lawned garden with timber shed and panelled fences. The property overlooks the canal and enjoys the open aspect.



PLEASE NOTE

The vendor has informed us there is approximately £280 [per annum] service charge.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND

The council tax band for this property is D

EPC RATING

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

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.