

IMPORTANT NOTE TO PURCHASERS

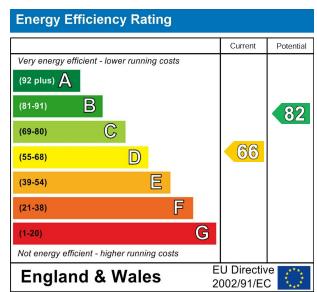
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

86 Barden Road, Wakefield, WF1 4HR

For Sale Freehold £195,000

Recently modernised and renovated throughout, this superbly presented three bedroom semi detached property offers stylish accommodation arranged over two floors and benefits from attractive split level rear gardens.

The accommodation briefly comprises an entrance hall, a living room opening into a modern kitchen diner, and a downstairs W.C.. To the first floor are three well proportioned bedrooms and a contemporary three piece family bathroom. Externally, the property features shared entrance steps, a low maintenance frontage with artificial lawn, and a split level rear garden incorporating patio seating areas, decking, lawned sections, and an outhouse providing useful storage.

Ideally positioned for access to local shops and amenities, including Wakefield city centre, the property is also well placed for the motorway network, making it an excellent choice for commuters. Recently renovated to a fantastic standard, early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC composite front entrance door into the hallway, which benefits from a central heating radiator. Doors lead through to the lounge and the kitchen diner, with built in storage housed beneath the stairs.

LOUNGE

14'8" x 10'5" [4.48m x 3.19m]

UPVC double glazed window to the front, central heating radiator. An opening leads through to the kitchen diner.



KITCHEN DINER

18'2" x 10'5" [5.56m x 3.20m]

UPVC double glazed window to the rear elevation and UPVC French doors opening out to the garden, central heating

radiator, spotlights, built in storage cupboard. Door into the downstairs W.C. and a door leading to the side of the property. The newly fitted modern kitchen comprises a range of wall and base units with laminate work surfaces, a sink unit with mixer tap, integrated induction hob, oven with extractor hood, tiled splashbacks, integrated fridge freezer, integrated washing machine and integrated dishwasher.

DOWNSTAIRS W.C.

4'2" x 2'9" [1.29m x 0.85m]

Frosted UPVC double glazed window to the side.. Fitted with a low flush W.C. and a wash hand basin set within a vanity unit with mixer tap.

FIRST FLOOR LANDING

UPVC double glazed window to the side. The landing gives access to three bedrooms and the modern family bathroom, with additional built in storage.

BEDROOM ONE

11'9" x 10'5" [3.60m x 3.19m]

UPVC double glazed window to the front, central heating radiator.



BEDROOM TWO

10'6" x 10'5" [3.21m x 3.18m]

UPVC double glazed window to the rear, central heating radiator.



BEDROOM THREE

9'1" x 7'3" [2.79m x 2.23m]

UPVC double glazed window to the front, central heating radiator and built in storage over the stairs.



BATHROOM

10'5" x 5'4" [3.20m x 1.65m]

Frosted UPVC double glazed window to the rear, vertical radiator, wall panelling, and spotlights to the ceiling. Fitted with a modern three piece suite comprising a jacuzzi style bath with

wall mounted shower and glass screen, vanity wash hand basin with mixer tap and a low flush W.C..



OUTSIDE

To the front, there is a low maintenance artificial lawn with a paved footpath, along with shared side access leading to the rear of the property. To the rear is a split level garden with raised decking leading down to a flagged patio seating area, followed by a freshly turfed lawn with fenced boundaries and a brick outhouse providing useful storage.



Non standard construction

This property is non-standard (timber framed) construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

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.