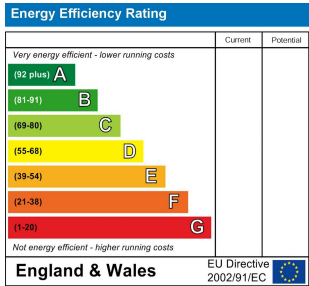


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



82 Silcoates Street, Wakefield, WF2 0EA

For Sale Freehold £145,000

Situated in Wakefield, this well presented two bedroom mid-terrace property offers spacious and well maintained accommodation, making it an excellent opportunity for a variety of buyers.

The accommodation briefly comprises an entrance vestibule leading into the living room, which provides access to the first floor landing via a staircase, along with a door to an inner hallway. The hallway offers useful understairs storage and access to the kitchen/diner, which in turn leads directly to the rear garden. To the first floor, the landing provides access to the loft via a pull down ladder, with the loft being boarded to provide additional storage. There are doors leading to two well proportioned bedrooms and the house bathroom, which also benefits from a further storage cupboard. Externally, the front garden is predominantly pebbled, complemented by planted areas with mature shrubs and a pathway leading to the front entrance. The garden is fully enclosed by timber fencing with gated access. The rear garden is also designed for low maintenance, being mainly pebbled with established planted features and a concrete patio area, ideal for outdoor dining and entertaining. Additionally, there is a timber built garden shed equipped with power and lighting. The rear garden is fully enclosed with a timber gate providing access to the off road parking area, which comprises a block paved driveway offering parking for two vehicles.

Wakefield is a highly regarded location, offering a wide range of amenities. The property is conveniently positioned within walking distance of local shops and schools, with further facilities available in Wakefield city centre. Excellent transport links are available, including nearby bus routes, Wakefield bus station, and two train stations providing direct connections to major cities such as Leeds, Manchester, and London. The M1 and M62 motorway networks are also just a short drive away, making the property ideal for commuters.

An internal inspection is highly recommended to fully appreciate the space and quality this home has to offer. The property would make an ideal purchase for first-time buyers, a small family, or a professional couple. Early viewing is advised to avoid disappointment.



ACCOMMODATION

ENTRANCE VESTIBULE

Frosted UPVC double glazed entrance door, with a frosted UPVC double glazed window to the front, coving to the ceiling and a door leading through to the living room.

LIVING ROOM

11'8" x 17'2" [max] x 8'6" [min] [3.56m x 5.25m [max] x 2.60m [min]]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator, and a door leading through to an inner hallway. Stairs rise to the first floor landing.



INNER HALLWAY

Provides access to an understairs storage cupboard and an opening into the kitchen diner.

KITCHEN DINER

11'7" x 8'0" [3.55m x 2.44m]

UPVC double glazed window to the rear, and a frosted UPVC double glazed door providing access to the rear garden, central heating radiator. A range of modern wall and base shaker style units with laminate work surfaces over, incorporating a stainless steel 1½ bowl sink with mixer tap and tiled splashbacks. Integrated appliances include a four ring gas hob with extractor hood above, electric oven, slimline dishwasher and fridge freezer, with plumbing for a washing machine. A breakfast bar with laminate work surface completes the space.

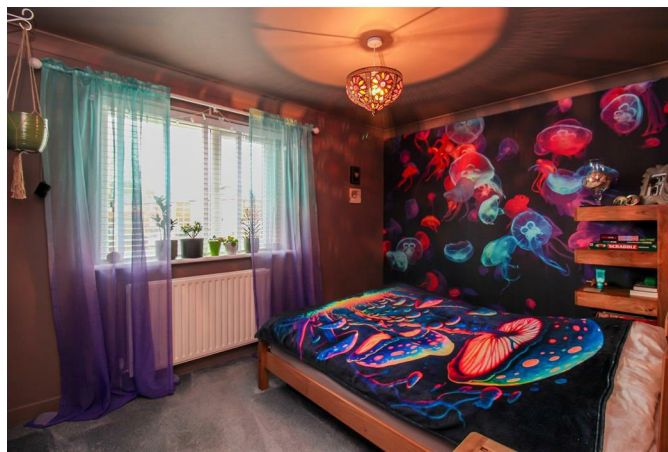
FIRST FLOOR LANDING

Access to the loft via a pull down ladder and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE

10'8" x 8'10" [min] x 11'7" [max] [3.26m x 2.70m [min] x 3.55m [max]]

UPVC double glazed window to the front, coving to the ceiling and a central heating radiator.



BEDROOM TWO

8'1" x 11'7" [2.47m x 3.55m]

UPVC double glazed window to the rear, coving to the ceiling and a central heating radiator.



BATHROOM

4'6" x 8'10" [1.38m x 2.71m]

Fitted with a low flush W.C., a ceramic wash hand basin set within a vanity storage unit with mixer tap, and a panelled bath with mixer tap and shower head attachment. Finished with partial tiling, spotlighting, an extractor fan, coving to the ceiling, and a chrome ladder style heated towel radiator.



OUTSIDE

To the front, the garden is low maintenance, being mainly pebbled with a paved pathway leading to the entrance door and fully enclosed by timber fencing with a timber gate. The rear garden is also designed for low maintenance, being mainly pebbled with planted borders and mature shrubs. A paved seating area provides an ideal space for outdoor dining and entertaining, with a concrete pathway leading to a timber built shed/summer house, which benefits from power and lighting. The garden is fully enclosed by walls and timber fencing with a rear access gate. Off road parking is available to the rear via a block paved driveway providing space for two vehicles.



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.