



WAKEFIELD  
01924 291 294

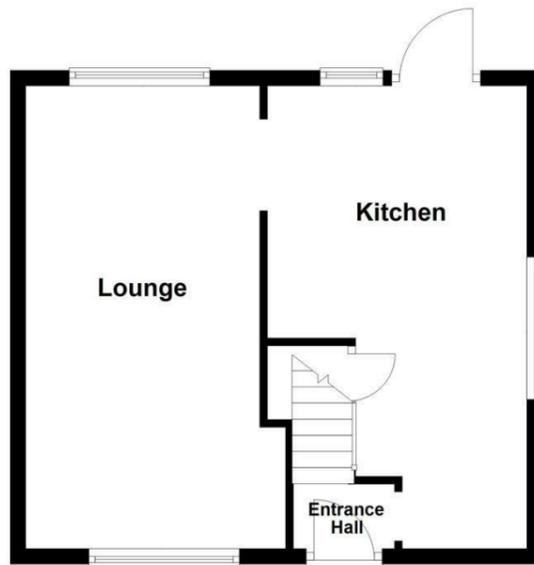
OSSETT  
01924 266 555

HORBURY  
01924 260 022

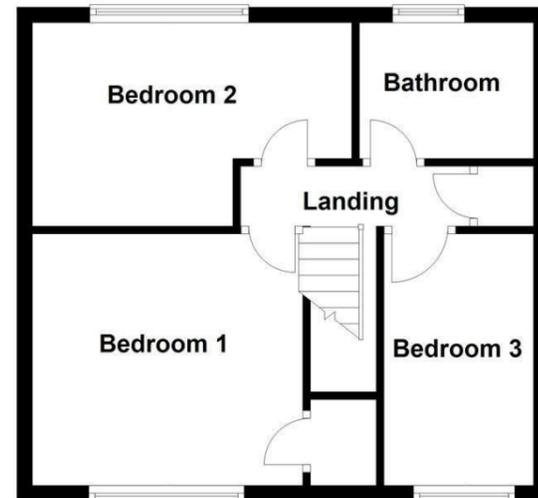
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



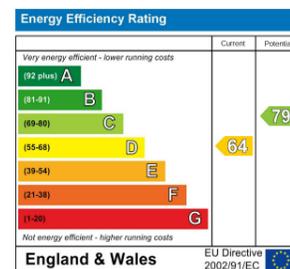
## 63 Regina Crescent, Havercroft, Wakefield, WF4 2ER

For Sale Freehold Offers In The Region Of £150,000

Offered for sale with no onward chain and vacant possession is this spacious three bedroom end terrace, benefiting from gas central heating and UPVC double glazing throughout.

The accommodation briefly comprises an entrance hall, fitted kitchen and a generous lounge, with stairs leading to the first floor landing providing access to three well proportioned bedrooms and a modern house bathroom. Externally, the property enjoys a lawned garden to the front with side access leading to the rear. The rear garden is predominantly laid to lawn with low maintenance patio areas and also benefits from a large detached double garage.

The property is ideally located for local amenities including shops, schools and public transport links, making it well suited to a range of buyers. While some updating may be required, the property offers excellent potential and would make an ideal purchase for first time buyers or families looking to enter the property market. Early viewing is highly recommended.



### 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.

### 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



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed entrance door leading into the entrance hall, featuring wood effect flooring, central heating radiator and stairs rising to the first floor landing. A doorway leads through into the kitchen.

### KITCHEN

20'5" x 11'0" [max] x 6'4" [min] [6.23m x 3.37m [max] x 1.94m [min]] Fitted with a range of wall and base units with work surfaces incorporating a sink and drainer. There is space for a fridge and freezer, plumbing for a washing machine, and the boiler is housed here. UPVC double glazed window to the side, wood effect flooring, two central heating radiators, useful storage area, and a door with side window panel providing access to the rear.



### LOUNGE

19'9" x 11'6" [max] x 9'11" [min] [6.04m x 3.53m [max] x 3.04m [min]] A spacious dual aspect reception room with UPVC double glazed windows to both the front and rear elevations, two central heating radiators, and coving to the ceiling.

### FIRST FLOOR LANDING

The first floor landing provides access to an airing cupboard, three bedrooms and the house bathroom.

### BEDROOM ONE

11'8" x 10'9" [3.57m x 3.28m] UPVC double glazed window to the front, central heating radiator, coving to the ceiling, and door to a useful storage cupboard over the stairs.



### BEDROOM TWO

13'9" x 8'7" [max] x 5'9" [min] [4.20m x 2.64m [max] x 1.76m [min]] UPVC double glazed window to the rear, central heating radiator, and coving to the ceiling.



### BEDROOM THREE

10'8" x 6'3" [3.26m x 1.91m] UPVC double glazed window to the front and a central heating radiator.



### BATHROOM

7'2" x 5'8" [2.20m x 1.75m] Fitted with a three piece suite comprising a low flush WC, pedestal wash hand basin, and panelled bath with shower over. UPVC double glazed frosted window, central heating radiator, part tiling, and wood effect flooring.



## OUTSIDE

Externally, there is a lawned garden to the front with access to the side, which in turn leads to a large double detached garage with twin up-and-over doors. The rear garden is mainly laid to lawn and incorporates a low maintenance area along with a paved patio seating space.



## PLEASE NOTE

Please note there is an electrical substation located adjacent to the property.

## Non standard construction

This property is non-standard 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 Ossett office and they will be pleased to arrange a suitable appointment.