Richard Kendall Estate Agent

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106 Newton Lane, Wakefield, WF1 3HX

For Sale Freehold £145,000

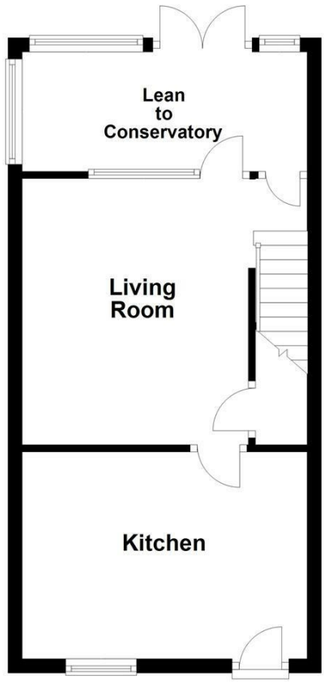
Ideal for the first time buyer, couple or family and well presented throughout is this attractive two double bedroom mid terrace property benefitting from UPVC double glazing and gas central heating.

The property fully comprises modern kitchen, living room with steps down the cellar and access to the lean-to conservatory. The first floor landing leads to two double bedrooms and house bathroom/w.c. Outside to the front is on street parking and low maintenance garden to the rear.

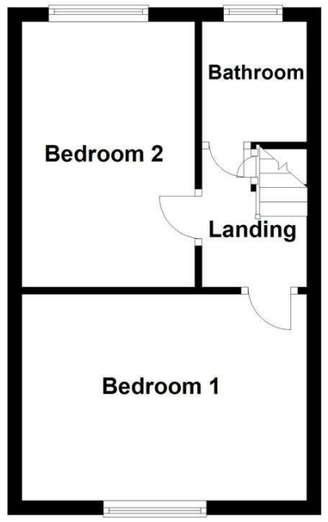
The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

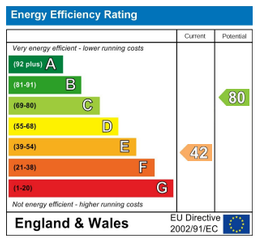
A fantastic home and an early viewing comes highly recommended.

Ground Floor



First Floor





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

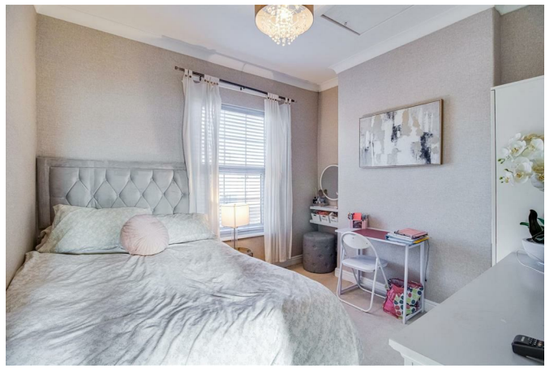
KITCHEN
11'1" x 10'2" (3.38m x 3.12m)
UPVC entrance door. Modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer with mixer taps, plumbing for a washing machine, space for a cooker and space for fridge/freezer. UPVC double glazed window to the front, herringbone effect LVT flooring, coving to the ceiling and door to the living room.

LIVING ROOM
14'6" x 10'4" (4.43m x 3.17m)
Gas fire with brick back and wooden surround, coving to the ceiling, radiator and door down to the cellar. Archway with stairs to the first floor landing, UPVC double glazed window to the rear and door to the lean-to conservatory.

LEAN TO CONSERVATORY
6'2" x 13'5" (1.89m x 4.1m)
UPVC double glazed windows to the side and rear with UPVC double glazed French doors to the rear.

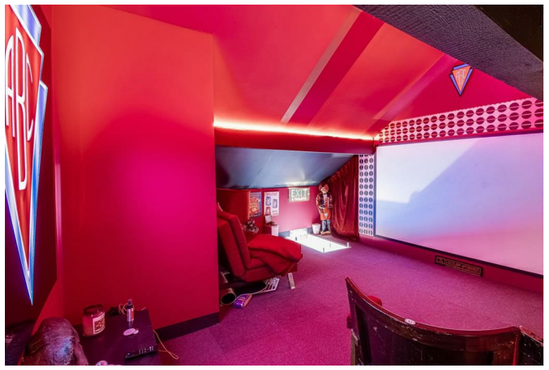
FIRST FLOOR LANDING
Coving to the ceiling, doors to two double bedrooms, airing cupboard and the bathroom.

BEDROOM ONE
10'3" x 10'5" (3.14m x 3.19m)
UPVC double glazed window to the front, radiator, coving to the ceiling and loft access with drop down ladder.



BEDROOM TWO
14'11" x 7'8" (4.57m x 2.36m)
UPVC double glazed window to the rear, dado rail, coving to the ceiling and radiator.

LOFT ROOM
15'0" x 9'4" (min) x 12'4" (max) (4.58m x 2.85m (min) x 3.76m (max))
Currently being used as a games room.



BATHROOM/W.C
5'3" x 6'4" (1.61m x 1.95m)
UPVC double glazed frosted window to the rear, low flush w.c., wash basin over cupboard, wood effect floor, panelled bath and coving to the ceiling.

OUTSIDE
There is on street parking available to the front and low maintenance garden to the rear.

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.

VIEWINGS
To view please contact our Wakefield 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.