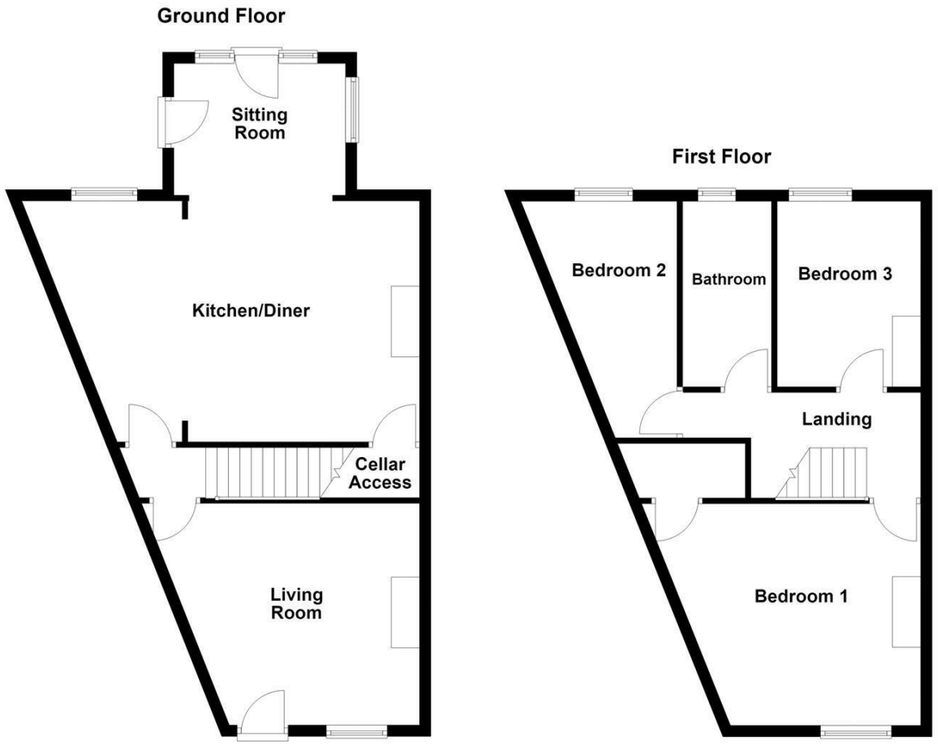
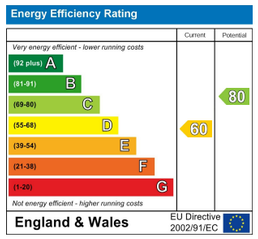




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294
OSSETT 01924 266 555
HORBURY 01924 260 022
NORMANTON 01924 899 870
PONTEFRACT & CASTLEFORD 01977 798 844



18 Symons Street, Wakefield, WF2 8DU

For Sale Freehold £240,000

Situated just outside Wakefield city centre is this fully refurbished and superbly presented three bedroom end terraced home. Offering well proportioned accommodation throughout, the property benefits from three good sized bedrooms, generous reception space, a modern fitted kitchen and bathroom, a substantial rear garden and off road parking.

The accommodation briefly comprises a spacious living room leading through to an inner hallway with staircase to the first floor. From here, access is provided to the kitchen diner, which benefits from access to the cellar and leads through to a separate sitting room overlooking the rear garden.
To the first floor, the landing provides access to three well proportioned bedrooms, a contemporary family bathroom and the loft space. Externally, to the rear is a generous, low maintenance garden incorporating paved patio areas, decorative slate and planted borders, providing an ideal space for outdoor dining and entertaining. Double gates to the rear provide access to a paved driveway offering off road parking.

The property is conveniently positioned for a range of local amenities, shops and schools, with Wakefield city centre only a short distance away. Regular bus services operate nearby, whilst Wakefield benefits from its own bus station and two railway stations providing direct links to Leeds, Manchester and London. Both the M1 and M62 motorway networks are also within easy reach, making the property particularly attractive to commuters.

An early viewing is highly recommended to fully appreciate all that this beautifully presented home has to offer.



ACCOMMODATION

LIVING ROOM
12'10" x 16'2" (3.92m x 4.95m)
Frosted and stained glass UPVC double glazed front entrance door leading into the living room. UPVC double glazed window to the front, central heating radiator, spotlights to the ceiling and door providing access to the inner hallway.

INNER HALLWAY
Staircase leading to the first floor landing and door providing access to the kitchen diner.

KITCHEN DINER
13'11" x 23'4" (4.26m x 7.12m)
Fitted with a range of modern wall and base units with work surfaces over, incorporating a composite sink and drainer with mixer tap and tiled splashbacks. Five ring induction hob with extractor hood above, integrated double oven, integrated washing machine and Ideal combination boiler housed within the kitchen. Partial spotlights to the ceiling, access down to the cellar and opening through to the sitting room. UPVC double glazed window overlooking the rear aspect.

SITTING ROOM
7'4" x 9'10" (2.25m x 3.02m)
Spotlights to the ceiling, column central heating radiator, frosted UPVC double glazed door to the side, UPVC double glazed door to the rear and UPVC double glazed window to the side.



FIRST FLOOR LANDING
Loft access with pull-down ladder, spotlights to the ceiling, central heating radiator and doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE
12'9" x 16'3" (3.90m x 4.96m)
UPVC double glazed window to the front, spotlights to the ceiling, central heating radiator and access to a useful storage cupboard.



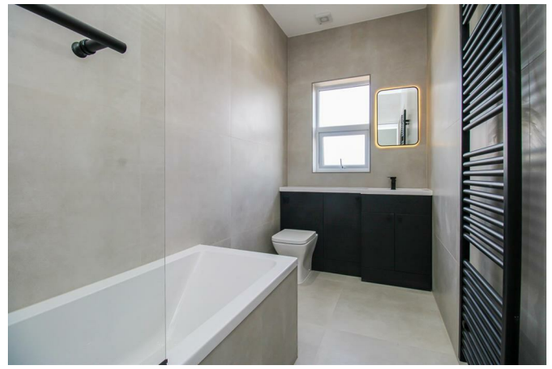
BEDROOM TWO
13'11" x 9'1" (4.25m x 2.78m)
UPVC double glazed window to the rear, central heating radiator and spotlights to the ceiling.



BEDROOM THREE
10'9" x 8'4" (3.28m x 2.55m)
UPVC double glazed window to the rear, spotlights to the ceiling and central heating radiator.



BATHROOM/W.C.
10'9" x 4'11" (3.28m x 1.52m)
Frosted UPVC double glazed window to the rear, spotlights to the ceiling, extractor fan and matte black ladder style central heating radiator. Fitted with a concealed cistern low flush W.C., wash basin set within a vanity unit with storage below and mixer tap, together with a tiled-in bath with mixer tap, mains fed overhead shower, shower attachment and glass shower screen. LED mirror, matte black fittings and fully tiled walls.



OUTSIDE
To the rear is a generous low maintenance garden incorporating a paved patio area, ideal for outdoor dining and entertaining, together with planted and sleeper bordered beds containing mature shrubbery. The garden is fully enclosed by walling and timber fencing, with wrought iron double gates to the rear providing access for off road parking from the rear of Symons Street with provision for an electric car charging point.



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.