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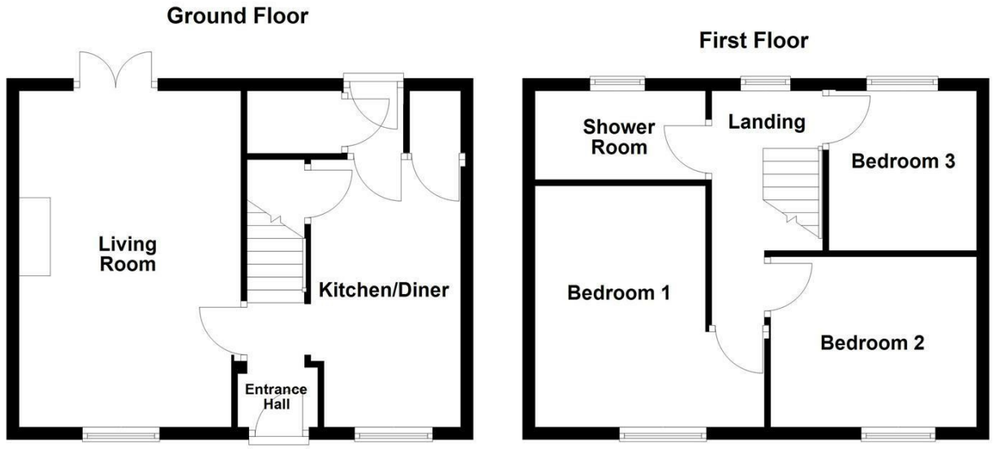


43 Broadway, Wakefield, WF2 8AF

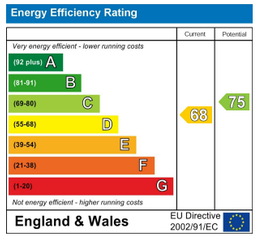
For Sale Freehold £185,000

Situated in a popular residential location is this well presented three bedroom semi detached home, offering well proportioned accommodation throughout, off road parking for multiple vehicles and a generous enclosed rear garden, making it a property not to be missed.

The accommodation briefly comprises an entrance hallway with stairs rising to the first floor landing and access into the living room, which in turn leads through to the kitchen diner. The kitchen diner benefits from useful storage cupboards and provides access to a rear hallway, also offering additional storage and access to the rear garden. To the first floor, the landing provides loft access and leads to three well sized bedrooms together with a modern house shower room serving the accommodation. Externally, the property benefits from a pebbled driveway providing off road parking for up to three vehicles and leading to the front entrance via a set of steps. Please note, the driveway is partially shared. To the rear, the low maintenance garden is mainly pebbled and incorporates paved, decked and raised seating areas ideal for outdoor dining and entertaining, along with a timber built bar area. The garden is fully enclosed by timber fencing and benefits from external power and water connections, with a further area beyond incorporating mature trees and shrubs, adding additional outdoor space.

The property is ideally positioned for a wide range of buyers, with local shops and schools within walking distance, while Wakefield city centre provides a broader range of amenities, transport links and leisure facilities. Regular bus services run nearby, and Wakefield's two train stations offer connections to major cities including Leeds, Manchester and London. The M1 motorway network is also only a short drive away, making the property ideal for commuters.

Only a full internal inspection will truly reveal all that this home has to offer, and an early viewing is highly recommended to avoid disappointment.



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.

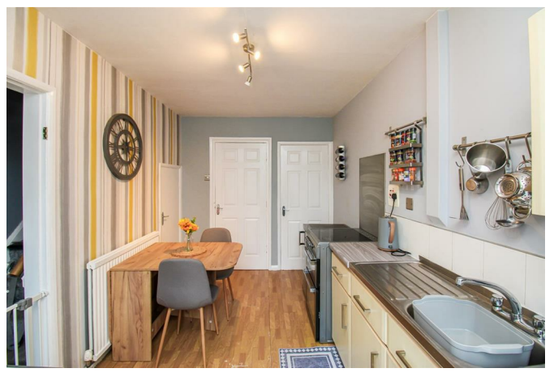
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
Frosted UPVC double glazed entrance door, the hallway features a central heating radiator, staircase leading to the first floor landing, a door leading to the living room, and an opening through to the kitchen diner.

LIVING ROOM
17'4" (max) x 12'0" (min) x 10'5" (5.30m (max) x 3.66m (min) x 3.18m)
A bright dual aspect reception room with a uPVC double glazed window to the front and UPVC double glazed French doors opening onto the rear garden. Coving to the ceiling, central heating radiator, and an electric log burner style fireplace with laminate hearth surround and mantle.

KITCHEN/DINER
14'1" (max) x 7'10" (min) x 7'5" (4.30m (max) x 2.40m (min) x 2.27m)
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Space and plumbing for a washing machine, tumble dryer and dishwasher, along with space for an under counter fridge/freezer and cooker with partial stainless steel splashback. UPVC double glazed window to the front, central heating radiator, understairs storage cupboard, and two additional storage cupboards, one housing the Ideal combi boiler. A further door leads through to the rear porch, which provides a frosted UVC double glazed door to the garden and access to additional storage.



FIRST FLOOR LANDING
Loft access, a UPVC double glazed window to the rear elevation, and doors providing access to three bedrooms and the house shower room.

BEDROOM ONE
12'4" (max) x 11'11" (min) x 8'4" (3.78m (max) x 3.65m (min) x 2.55m)
A generous double bedroom featuring a UPVC double glazed window to the front elevation.

BEDROOM TWO
9'0" x 11'3" (2.75m x 3.43m)
A further double bedroom with a UPVC double glazed window to the front elevation.

BEDROOM THREE
8'0" x 7'10" (2.46m x 2.40m)
A well proportioned single bedroom with a UPVC double glazed window overlooking the rear garden.

SHOWER ROOM/W.C.
8'11" x 4'8" (2.74m x 1.43m)
Comprising a low flush w.c., pedestal wash basin with mixer tap, and shower cubicle fitted with mains fed overhead shower and additional shower attachment with glass shower screen. Partial wet wall panelling, chrome heated towel radiator, extractor fan, and a frosted UPVC double glazed window to the rear elevation.

OUTSIDE
To the front of the property is a low maintenance garden, predominantly pebbled and gravelled, providing off-road parking for up to three vehicles and leading to steps up to the front entrance. The rear garden is also designed for low maintenance, being mainly pebbled and gravelled, and includes both paved and raised decked patio areas ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and also features a timber built bar. Beyond the rear boundary fence is an additional garden area planted with mature shrubs and trees.

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.