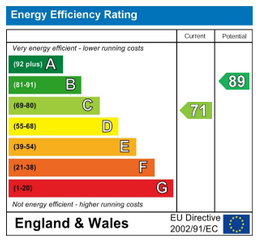
Total area: approx. 75.7 sq. metres (814.4 sq. feet)

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

17 Burkill Street, Wakefield, WF1 5PA

For Sale Freehold £140,000

A superb opportunity to acquire this well presented two bedroom mid terrace property, ideally suited to first time buyers or investors alike. The home offers two spacious reception rooms, and a separate kitchen, along with a low maintenance enclosed rear yard. The property further benefits from gas central heating and double glazing throughout.

The accommodation briefly comprises a welcoming living room leading through to a separate dining room, which provides access to a useful understairs storage cupboard and the kitchen, completing the ground floor. To the first floor, there are two well sized double bedrooms. Bedroom one benefiting from a built in wardrobe, while bedroom two features fitted wardrobes, as well as a modern three piece house bathroom accessed from the landing. Externally, there is on street parking available to the front on a first come, first served basis. To the rear, the property boasts a fully enclosed, low maintenance garden with two tier paved patio areas, surrounded by timber fencing and brick walls, with a timber gate providing rear access.

Conveniently located within walking distance of local amenities and well regarded schools, the property is also well served by regular bus routes to and from Wakefield city centre. The M1 motorway network is just a short drive away, making it ideal for commuters.

Early viewing is highly recommended to fully appreciate the quality and potential this home has to offer.

ACCOMMODATION

LIVING ROOM
13'10" x 12'1" (4.22m x 3.69m)

A UPVC double glazed front entrance door leads into the living room, which features coving to the ceiling, a picture rail, dado rail, central heating radiator, and a UPVC double glazed window overlooking the front aspect. A door provides access into the inner hallway, and there is a decorative brick feature fireplace with a solid wooden mantle.

INNER HALLWAY
The inner hallway has a staircase with handrail rising to the first floor landing and a feature archway opening into the sitting/dining room.

SITTING/DINING ROOM
13'10" x 12'2" (4.24m x 3.72m)

The sitting/dining room benefits from a UPVC double glazed window to the rear aspect, central heating radiator, picture rail, and dado rail.

There is a door providing access to the understairs storage cupboard, which includes shelving, and a decorative brick chimney breast with a solid Yorkshire stone hearth. A UPVC double glazed door, with frosted glazed panel above, leads out to the rear yard, and there is also a door into the kitchen.

KITCHEN
9'1" x 4'7" (2.77m x 1.40m)

The kitchen is fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. There is a stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine beneath the counter, and space for a freestanding oven with cooker hood above. Two UPVC double glazed windows overlook the rear yard, and there are downlights fitted beneath the wall cupboards.

FIRST FLOOR LANDING
The first floor landing provides access to two bedrooms and the house bathroom.

BEDROOM ONE
12'1" x 13'10" (3.70m x 4.23m)

UPVC double glazed window to the front elevation, dado rail, central heating radiator, and a door leading to a built in single wardrobe.

BEDROOM TWO
7'2" x 12'1" (2.20m x 3.70m)

UPVC double glazed window to the rear elevation, central heating radiator, and a range of fitted wardrobes to one wall, providing ample storage, along with additional walk in space.

BATHROOM
8'8" x 4'1" (2.65m x 1.26m)

The bathroom is fitted with a three piece suite comprising a panelled bath with mixer tap and shower attachment, low flush WC, and pedestal wash hand basin with mixer tap. There are part tiled walls, a central heating radiator, and a UPVC double glazed frosted window to the rear elevation.

OUTSIDE
Externally, to the front there is on street parking available on a first come, first served basis with direct access to the property. To the rear is a two tier paved patio garden with planted borders, a circular concrete seating area, enclosed by brick built walls and timber fencing, with a timber gate providing access to the rear.

LANDLORDS/INVESTORS PLEASE NOTE
Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.

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.