Richard Kendall
Estate Agent

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1 Grange Street, Wakefield, WF2 8TG

For Sale Freehold £145,000

A fantastic opportunity to purchase this two bedroom semi detached property, located just a short distance from Wakefield town centre. The home offers spacious accommodation throughout, useful cellar space, and an enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase leading down to the cellar rooms and doors providing access to the living room and kitchen/diner. To the first floor, the landing leads to two bedrooms and a four piece house bathroom. Externally, the property benefits from an enclosed, low maintenance paved rear garden with a timber shed.

Ideally positioned close to a range of local amenities including shops and schools, the property also enjoys convenient access to local bus routes and the motorway network, making it well suited to commuters.

A full internal inspection is essential to fully appreciate the space and potential on offer, and early viewing is highly recommended.

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

A composite front entrance door leads into the entrance hall with laminate flooring, coving to the ceiling, central heating radiator and three doors providing access to the living room, the kitchen diner to the rear and a door housing the staircase leading down to the cellar on the lower ground floor.

LIVING ROOM

11'1" x 11'10" (3.40m x 3.61m)

Ornate coving to the ceiling, a UPVC double glazed window overlooking the front aspect, central heating radiator and an electric fire set on a tiled hearth with tiled inset and wooden decorative surround.

KITCHEN/DINER

12'6" x 14'11" (3.82m x 4.55m)

A range of wall and base units with laminate work surfaces over and tiled splashbacks above, a stainless steel sink and drainer with mixer tap, an extractor fan set into the ceiling, plumbing for a washing machine under the counter, space for a large freestanding fridge freezer, an integrated oven and grill with four-ring gas hob and cooker hood over. UPVC double glazed window overlooking the rear aspect and a UPVC double glazed door with frosted glazed panel above leading out to the rear yard. Laminate flooring continues throughout the kitchen diner, along with a radiator and a door housing the staircase leading to the first floor landing.

CELLAR

L-shaped cellar room with block paved flooring. There is an opening into a second cellar room with central heating radiator and two further openings providing access into the original cold store and the understairs cellar section.

FIRST FLOOR LANDING

A door providing access to a built-in storage cupboard with shelving. Three further doors providing access to two bedrooms and the house bathroom.

BEDROOM ONE

11'10" x 14'8" (3.62m x 4.49m)

Coving to the ceiling, a central heating radiator and a UPVC double glazed window overlooking the front elevation.

BEDROOM TWO

9'0" (min) x 12'2" (max) x 9'6" (2.76m (min) x 3.71m (max) x 2.92m)

Coving to the ceiling, a central heating radiator and a UPVC double glazed window overlooking the rear elevation.

BATHROOM/W.C.

9'0" x 12'6" (2.75m x 3.83m)

A four piece suite including a panelled double ended bath with central mixer tap and shower attachment and tiled splashbacks. There is a low flush w.c., pedestal wash basin with mixer tap, central heating radiator, and a shower cubicle with curved glass door and electric shower, fully tiled within the cubicle. A UPVC double glazed frosted window overlooks the rear elevation, along with an extractor fan and a door providing access to a useful storage cupboard.

OUTSIDE

To the front of the property there is on street parking available. To the rear is a low maintenance paved garden with a timber shed, enclosed by timber fencing and solid built walls, making the garden fully enclosed.

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.