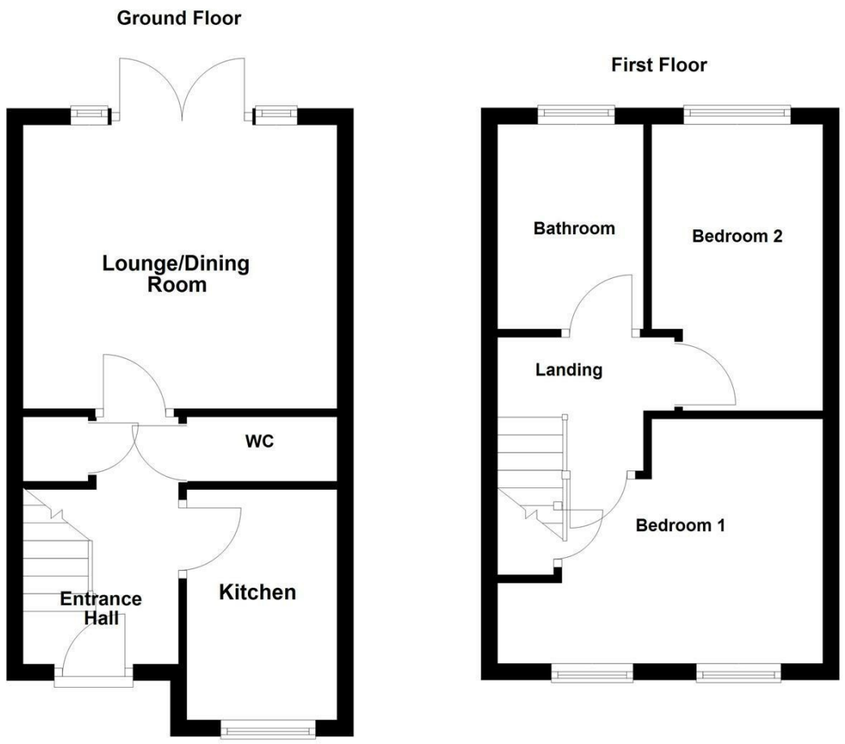
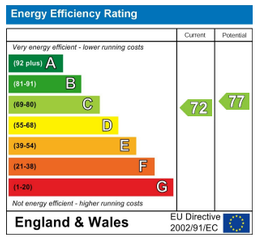




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



32 Blacksmith Mews, Robin Hood, Wakefield, WF3 3TZ

For Sale Freehold £170,000

Situated on this modern and popular development is this attractively presented two bedroom mid townhouse, benefitting in particular from well maintained accommodation throughout and gas central heating.

The property briefly comprises an entrance hall, downstairs w.c., modern fitted kitchen and a lounge/diner. To the first floor are two well proportioned bedrooms and a contemporary house bathroom. Externally, there is a low maintenance garden to the front and a driveway providing off road parking for one vehicle. To the rear is an enclosed lawned garden incorporating a block paved patio area, ideal for outdoor dining and entertaining.

The property is well placed for a range of local amenities including shops and well regarded schools, with local bus routes nearby and good access to surrounding areas.

An ideal opportunity for first time buyers, couples or a small family looking to step onto the property market, and an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
Wood effect vinyl flooring, coving to the ceiling, a central heating radiator, stairs leading to the first floor landing, an understairs storage cupboard, and doors providing access to the kitchen, lounge diner and downstairs w.c.

W.C.
A low flush w.c., pedestal wash basin with splashback, wood effect flooring and a central heating radiator.

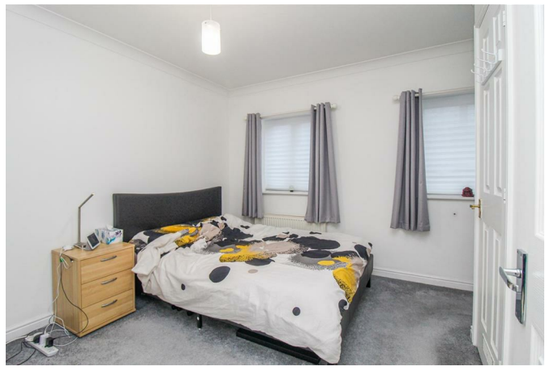
KITCHEN
9'3" x 5'11" (2.84m x 1.81m)
A range of modern wall and base units with work surfaces over, incorporating a 1½ bowl sink and drainer with mixer tap. Plumbing for a washing machine, an integrated oven and grill, a four ring gas hob with extractor hood above, space for a fridge freezer, tiled splashbacks, vinyl wood effect flooring, a central heating radiator and coving to the ceiling. A double glazed window overlooks the front elevation.



LOUNGE/DINING ROOM
12'2" x 12'6" (3.72m x 3.83m)
Coving to the ceiling, a central heating radiator, and double glazed French doors with side panels providing access to the rear garden.

FIRST FLOOR LANDING
Coving to the ceiling, loft access, and doors to two bedrooms and the house bathroom.

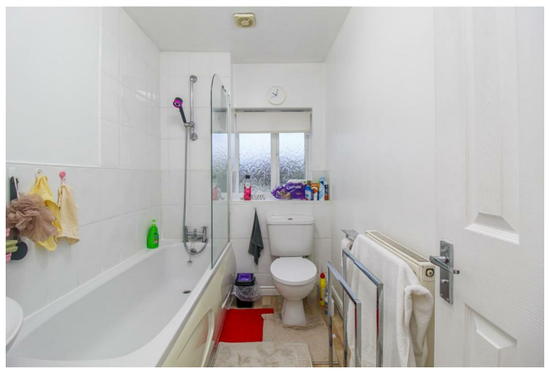
BEDOOM ONE
9'10" x 12'3" (3.00m x 3.74m)
Two double glazed windows to the front elevation, a central heating radiator, coving to the ceiling and carpet flooring.



BEDROOM TWO
6'10" x 11'8" (2.10m x 3.56m)
A double glazed window overlooking the rear elevation, a central heating radiator, coving to the ceiling and carpet flooring.



BATHROOM/W.C.
8'9" x 5'6" (2.67m x 1.68m)
A low flush w.c., pedestal wash basin, panelled bath with mixer tap and shower attachment, tiled walls, vinyl flooring, a frosted double glazed window, and a central heating radiator.



OUTSIDE
To the front of the property there is a small garden area and a tarmac driveway with electric charging point providing off street parking for one vehicle. To the rear, the garden is mainly laid to lawn with a block paved patio area and provides access around the back for bin storage.



COUNCIL TAX BAND
The council tax band for this property is B.

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.