



**Richard Kendall**  
Estate Agent

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#### IMPORTANT NOTE TO PURCHASERS

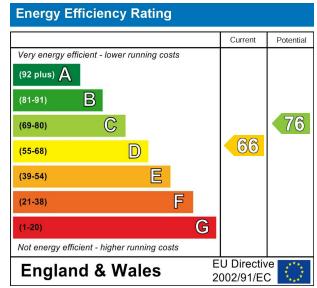
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

## 32 Parkinson Close, Wakefield, WF1 4NR

**For Sale Freehold £245,000**

Occupying a cul-de-sac position is this two bedroom detached property benefitting from an enclosed rear garden with a block paved driveway leading to the single detached garage.

The accommodation fully comprises of entrance hall, kitchen, living room, inner hallway leading to two bedrooms, conservatory and bathroom. Outside to the front is a pebbled garden with planted features and a driveway running down the side of the property leading to the single detached garage. To the rear is an enclosed lawned garden incorporating pebbled and paved sitting area.

The property is located close to amenities and schools, whilst local bus routes travel to and from Wakefield city centre. The M1 or M62 motorway network is a short drive away making centres such as Manchester or Leeds accessible on a daily basis by car.

Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door with frosted side panels, central heating radiator, coving to the ceiling and doors to the living room, kitchen and boiler/cloakroom cupboard.

### KITCHEN

11'2" x 6'11" [3.42m x 2.12m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and cooker hood. Space and plumbing for a washing machine, space for a fridge/freezer and space for a dryer. Central heating radiator, UPVC double glazed window and door overlooking the side aspect.

### LIVING ROOM

10'10" x 17'8" [3.31m x 5.40m]

UPVC double glazed window overlooking the front aspect, coving to the ceiling, two central heating radiators and electric fire on a marble hearth with marble matching interior and wooden decorative surround. Door providing access into the inner hallway.



### INNER HALLWAY

Loft access, doors to two bedrooms, bathroom and an airing cupboard.

### BEDROOM ONE

9'5" x 11'3" [2.89m x 3.44m]

Fitted double wardrobe, UPVC double glazed window overlooking the rear aspect and central heating radiator.



### BEDROOM TWO

8'5" [max] x 7'1" [min] x 8'3" [2.57m [max] x 2.18m [min] x 2.54m]

Set of UPVC double glazed French doors to the conservatory.



### CONSERVATORY

9'0" x 9'6" [2.76m x 2.91m]

Power, light, inset spotlights, laminate flooring, UPVC double glazed windows and a set of UPVC double glazed French doors to the rear garden.



### BATHROOM/W.C.

5'1" x 5'9" [1.55m x 1.76m]

Three piece suite comprising concealed cistern low flush w.c., wash basin with mixer tap and panelled bath with mixer shower. Fully tiled walls and floor. Inset spotlights, UPVC double glazed frosted window to the side aspect, chrome ladder style radiator, shaver socket point and extractor fan.



### OUTSIDE

To the front of the property is a pebbled garden with plants and bushes within. A driveway running down the side of the property providing off road parking with double cast iron gates leading to the single detached garage with manual up and over door. To the rear is a pebbled and slate seating area and an attractive lawned garden, surrounded by timber fencing.

### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.