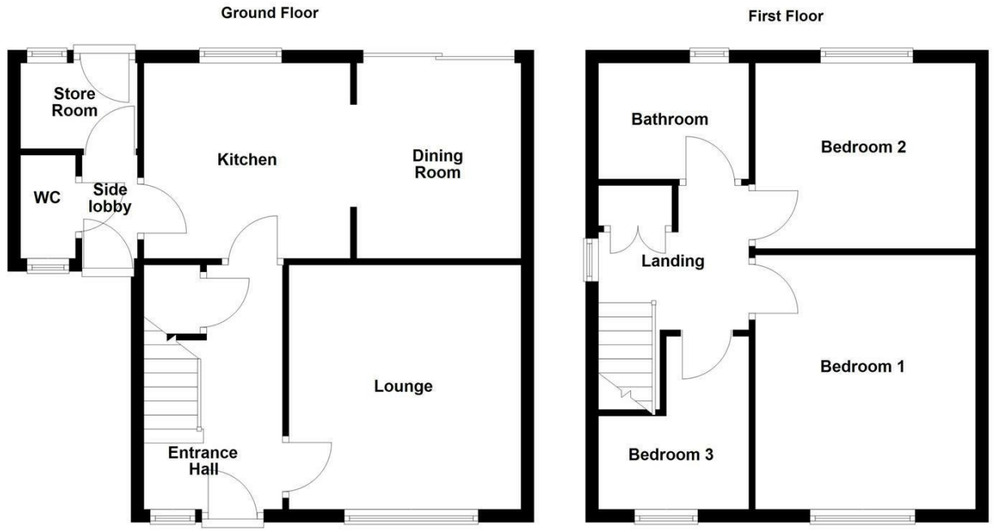
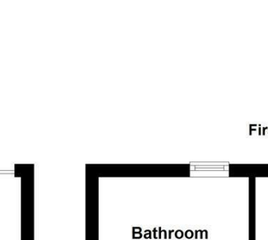


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

53 Eskdale Road, Wakefield, WF2 9HG

For Sale Freehold £159,950

Occupying a generous corner plot, this three bedroom townhouse offers significant potential and presents an excellent opportunity for modernisation.

Benefiting from gas central heating and double glazing throughout, the accommodation briefly comprises: entrance hall, lounge, kitchen/dining room, side lobby, store room, and ground floor w.c. To the first floor, the landing provides access to three bedrooms, two of which are doubles, and a family bathroom. Externally, the property features lawned gardens to the front and side, providing a private and versatile outdoor space.

Situated in a convenient location, the property is close to local amenities including shops, schools, supermarkets, and bus routes, with excellent access to the motorway network for commuters.

Offered with no onward chain, this property is ideal for first time buyers, couples, or families seeking a home with scope to personalise and extend. Early viewing is strongly recommended.

ACCOMMODATION

ENTRANCE HALL
Entry through the front door leads into the entrance hall with a radiator, a double glazed window to the side, stairs to the first floor landing, understairs storage, a door to the kitchen, and a door to the lounge.

LOUNGE
11'11" x 14'5" (3.64m x 4.40m)
Radiator, double glazed window to the front, coving to the ceiling, and a gas fire with tiled hearth and wooden surround.

KITCHEN
10'4" x 10'3" (3.15m x 3.13m)
Range of base units with laminate work surfaces, an inset sink and drainer with mixer taps, plumbing for a washing machine, space for a cooker, and space for a fridge. A pantry, an archway to the dining room, and a door to the side lobby.

SIDE LOBBY
Access to the front door, the rear of the property, and the downstairs w.c.

W.C.
A low flush w.c., pedestal wash basin, fully tiled walls, and a double glazed frosted window to the front.

DINING ROOM
8'1" x 10'0" (maximum) (2.47m x 3.07m (maximum))
A radiator, tiled floor, and double glazed sliding patio doors opening to the rear garden.

FIRST FLOOR LANDING
Access to the airing cupboard, loft, and doors to three bedrooms and the bathroom. A double glazed window to the side.

BEDROOM ONE
14'4" x 10'8" (plus a walk-in area) (4.38m x 3.26m (plus a walk-in area))
Fitted wardrobes along one wall, a radiator, and a double glazed window to the front.

BEDROOM TWO
10'1" (max) x 8'11" (min) x 12'2" (3.08m (max) x 2.73m (min) x 3.72m)
Fitted wardrobes within the wall, a radiator, and a double glazed window to the rear.

BEDROOM THREE
11'1" x 4'9" (min) x 8'0" (max) (3.39m x 1.46m (min) x 2.44m (max))
Radiator, double glazed window to the front, and fitted wardrobes along one side wall.

BATHROOM/W.C.
Low flush w.c., pedestal wash basin, panelled bath with shower over, part tiled walls, an extractor fan, and a frosted window to the rear.

OUTSIDE
The property features lawn gardens to the front, side, and rear. The rear garden also includes a stone flagged patio area, ideal for outdoor entertaining.

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.