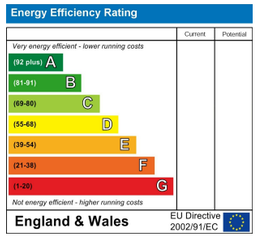
Total area: approx. 121.7 sq. metres (1309.9 sq. feet)

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

3 Marsland Place, Wakefield, WF1 4NU

For Sale Freehold £140,000

A fantastic opportunity to acquire this two bedroom mid terraced property, offering spacious accommodation throughout and benefitting from two reception rooms, two double bedrooms and a useful occasional loft room.

The accommodation briefly comprises an entrance hall, living room and a spacious sitting/dining room, which provides access to the adjoining fitted kitchen. To the lower ground floor are two cellar rooms, both benefitting from lighting and providing excellent storage space. To the first floor, the landing leads to two generous double bedrooms and a three piece family bathroom. The bathroom also incorporates a useful cupboard housing the combination boiler. A further staircase leads to the second floor, where there is an occasional loft room featuring dual aspect Velux style windows to both the front and rear elevations. Externally, the property benefits from on street parking available on a first come, first served basis. To the rear is a low maintenance enclosed paved garden with access to a useful brick built outbuilding. The garden is enclosed by timber fencing and benefits from a gated access point leading to the rear street.

The property is conveniently positioned for a range of local amenities including shops, schools and regular bus routes, whilst also offering excellent access to Wakefield city centre and surrounding transport links.

Only a full internal inspection will fully appreciate the space, versatility and potential this property has to offer. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed frosted sunlight window above the entrance door, partial coving to the ceiling and feature archway. Staircase with handrail leading to the first floor landing and doors providing access to the living room and sitting/dining room.

LIVING ROOM
9'5" x 12'5" (2.88m x 3.81m)
UPVC double glazed window overlooking the front aspect, central heating radiator, laminate flooring and partial coving to the ceiling.

SITTING/DINING ROOM
12'10" x 12'11" (3.92m x 3.96m)
UPVC double glazed window overlooking the rear aspect, central heating radiator, laminate flooring and gas fire set within a stone hearth and matching surround with solid wooden mantel above. Ceiling fan, timber door providing access down to the cellar and further timber door leading into the kitchen.

KITCHEN
9'4" x 6'11" (2.86m x 2.12m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks with fully tiled walls. Plumbing and drainage for a washing machine, space for a freestanding cooker with cooker hood above and space for a large freestanding fridge freezer. Built-in display cabinet with plate rack, strip lighting, coving to the ceiling, UPVC double glazed window to the side aspect and UPVC double glazed door leading out to the rear garden.

CELLAR
8'5" x 12'6" (2.58m x 3.83m)
Useful cellar room with lighting and a further timber door providing access to the original coal store, offering additional storage space.

FIRST FLOOR LANDING
Central heating radiator, doors leading to two double bedrooms and the house bathroom, with staircase and handrail providing access to the occasional loft room.

BEDROOM ONE
9'5" x 12'9" (2.89m x 3.91m)
Two UPVC double glazed windows overlooking the front elevation, central heating radiator and door leading into an L-shaped built-in wardrobe.

BEDROOM TWO
8'6" x 13'0" (2.60m x 3.98m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.
9'3" x 6'11" (2.82m x 2.13m)
Fitted with a thre piece suite comprising low flush W.C., pedestal wash basin with twin taps and panelled bath with mixer tap and shower attachment, along with a separate electric shower and shower curtain. UPVC double glazed frosted window overlooking the rear elevation, timber panelling to the ceiling, central heating radiator and fully tiled walls. The combination boiler is housed within one of the fitted cupboards.

OCCASIONAL LOFT ROOM
Versatile space with central heating radiator and velux skylights.

OUTSIDE
To the front of the property there is on street parking available on a first come, first served basis with direct access from the street. To the rear is a generous garden incorporating a large paved patio area, brick built outhouse with timber door providing useful storage, outside lighting, timber fencing and a timber gate providing access to the pathway beyond.

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.