Richard Kendall
Estate Agent

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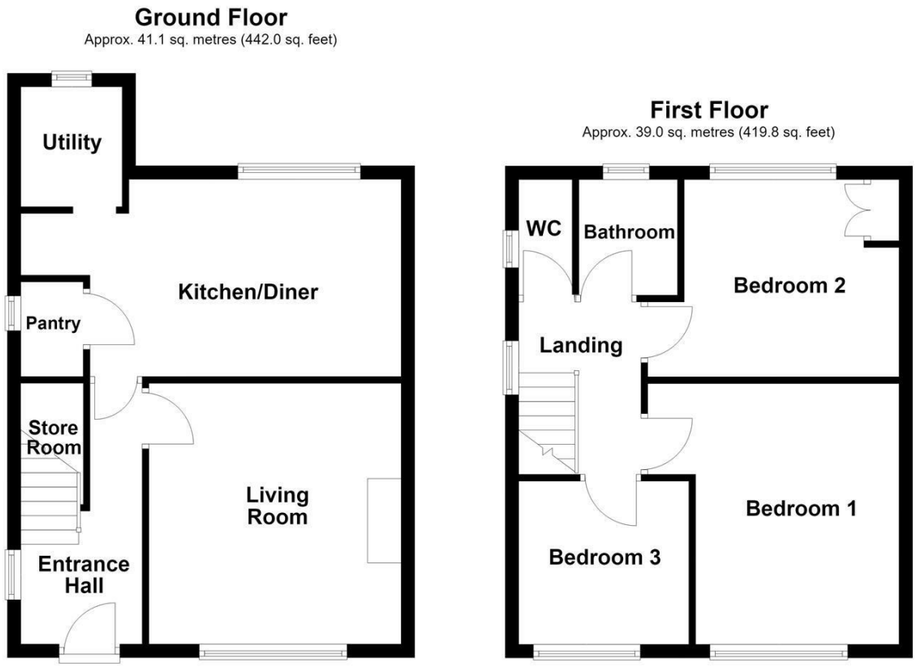
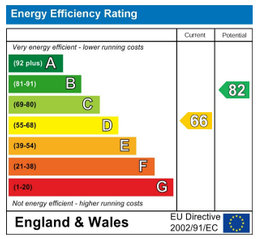


Total area: approx. 80.1 sq. metres (861.8 sq. feet)



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.

12 Andrew Crescent, Wakefield, WF1 2LP

For Sale Freehold £200,000

A fantastic opportunity to purchase this well presented three bedroom semi detached home, benefitting from spacious living accommodation, front and rear lawned gardens.

The accommodation briefly comprises an entrance hall, a spacious living room with a feature fireplace, and an open plan kitchen diner fitted with a range of integrated appliances. The kitchen also benefits from a useful pantry cupboard and opens through to a practical utility area. To the first floor, the landing provides access to three well proportioned bedrooms, a two piece family bathroom and a separate WC. Externally, the property enjoys a pleasant lawned front garden with a paved pathway leading to the entrance door and continuing to the side of the property. The enclosed rear garden features an L shaped paved patio, ideal for outdoor seating and entertaining, together with a well maintained lawn, all enclosed by timber fencing. Off street parking is available in the rear garden accessed via a double gate.

The property is conveniently situated close to a wide range of local amenities, well regarded schools and regular bus routes providing access to Wakefield city centre and Leeds. The M1 and M62 motorway networks are also just a short drive away, making the property ideal for commuters travelling further afield.

An early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

ACCOMMODATION

ENTRANCE HALL
A UPVC double glazed front entrance door leads into the entrance hall, which has a UPVC double glazed frosted window to the side aspect, a central heating radiator and staircase with spindle balustrade leading to the first floor landing. Two doors provide access into the living room and kitchen diner.

LIVING ROOM
12'4" x 12'8" [3.78m x 3.88m]
A UPVC bay window overlooking the front aspect, a central heating radiator and an electric fire set within a marble hearth and matching interior with wooden decorative surround.

KITCHEN/DINER
13'10" x 17'1" [4.23m x 5.22m]
Fitted with a range of wall and base units with laminate work surfaces over, tiled splashbacks and display cabinets with glass shelving. There is a UPVC double glazed window overlooking the rear aspect, a one-and-a-half bowl stainless steel sink and drainer with swan neck mixer tap, central heating radiator, integrated oven and grill, four ring ceramic hob with stainless steel splashback and cooker hood above. The kitchen also benefits from an integrated full-size dishwasher and a door providing access to a pantry cupboard, which has a UPVC double glazed frosted window to the side aspect and a fully tiled floor.

UTILITY ROOM
5'10" x 4'11" [1.79m x 1.50m]
A fully tiled floor, plumbing and drainage for a washing machine, space for a large freestanding fridge freezer and a UPVC double glazed window overlooking the rear aspect. The combination condensing boiler is housed within one of the cupboards.

FIRST FLOOR LANDING
A UPVC double glazed window overlooking the side elevation, loft access, a central heating radiator and five doors providing access to three bedrooms, the house bathroom and separate WC.

BEDROOM ONE
12'3" x 12'10" [3.74m x 3.93m]
A UPVC double glazed window overlooking the front elevation and a central heating radiator.

BEDROOM TWO
12'3" x 10'6" [3.74m x 3.21m]
A UPVC double glazed window overlooking the rear aspect, a central heating radiator and a built-in double wardrobe with double doors.

BEDROOM THREE
8'3" x 8'6" [2.52m x 2.61m]
A UPVC double glazed window overlooking the front elevation and a central heating radiator.

BATHROOM
5'7" x 4'9" [1.71m x 1.46m]
Fitted with a panelled bath with mixer tap and shower attachment, wall-mounted glass shower screen, chrome fittings, fully tiled walls and flooring, pedestal wash basin with two taps, UPVC double glazed frosted window overlooking the rear elevation and a wall mounted extractor fan.

W.C.
2'7" x 5'7" [0.81m x 1.72m]
Fitted with a low flush WC, fully tiled walls and flooring, and a UPVC double glazed frosted window to the side elevation.

OUTSIDE
To the front of the property is on street parking available, together with a pleasant lawned garden and paved pathway leading from the roadside to the front entrance door. A further paved pathway continues down the side of the property, where there is a paved area for bins and a timber door providing access to an external storage room. The rear garden is accessed externally and features a paved patio area, an L-shaped lawned garden, planted borders and timber fencing to all three sides. There is also an external water point, double outside power socket and sensor-operated outside lighting. Off road parking is available in the back garden via the double gate.

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.