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## 31 Hudswell Street, Wakefield, WF1 5NA

For Sale Freehold £115,000

Situated in the popular Agbrigg area of Wakefield, this well proportioned two bedroom mid-terrace property presents an excellent opportunity for a variety of purchasers. Offering spacious accommodation throughout, including ample reception space, and attractive front and rear gardens, this is a home not to be missed.

The accommodation briefly comprises a living room leading through to an inner hallway, which provides access to the first floor landing and the kitchen diner. The kitchen diner benefits from access to a useful cellar with a separate storage area, whilst a rear porch provides access to the enclosed rear garden. To the first floor, the landing provides access to two well proportioned bedrooms, a useful over stairs storage cupboard, loft access, and the house bathroom. Externally, to the front of the property is a charming buffer garden featuring mature shrubs and flowering plants, together with paved and concrete pathways leading to the front entrance. The garden is fully enclosed by boundary walls, providing both privacy and character. To the rear, the property enjoys a pleasant enclosed garden incorporating established shrubs, flowering borders and a paved patio seating area, ideal for outdoor dining and entertaining. A useful brick-built outbuilding provides additional storage space. The garden is enclosed by a combination of walls and timber fencing, with a timber gate to the rear, making it suitable for both children and pets.

Agbrigg remains a highly sought after location for a range of buyers, including first-time purchasers, professional couples and investors alike. A variety of local shops, schools and everyday amenities can be found nearby, with Wakefield city centre offering a wider range of facilities. Regular bus services operate within the area, whilst Sandal & Agbrigg railway station is only a short distance away, providing convenient links to surrounding towns and cities. For commuters, the M1 and M62 motorway networks are both easily accessible, offering excellent transport connections further afield.

Only a full internal inspection can truly reveal the space, character and potential this property has to offer. An early viewing is highly recommended to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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,

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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

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### CONVEYANCING

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## ACCOMMODATION

### CELLAR

14'1" x 13'6" [max] x 7'5" [min] [4.30m x 4.13m [max] x 2.27m [min]]

A useful cellar space benefiting from lighting, with access directly from the kitchen diner and an additional doorway leading through to a separate cellar store.

### CELLAR STORE

9'1" x 5'0" [2.78m x 1.53m]

Providing useful additional storage space.

### LIVING ROOM

14'1" x 13'5" [max] x 12'9" [min] [4.30m x 4.10m [max] x 3.90m [min]]

Featuring a stained and frosted glass UPVC double glazed entrance door, a UPVC double glazed window overlooking the front aspect, central heating radiator, coving to the ceiling, picture rail, and a gas fireplace. A door provides access through to the inner hallway.



### INNER HALLWAY

With a staircase rising to the first floor landing and a door leading through to the kitchen diner.

### KITCHEN DINER

14'1" x 13'5" [max] x 12'5" [min] [4.30m x 4.10m [max] x 3.80m [min]]

Fitted with a range of wall and base units incorporating laminate work surfaces, a stainless steel 1 1/2 bowl sink and drainer with mixer tap, and tiled splashbacks. There is space and plumbing for a gas cooker, washing machine and dishwasher, together with space for a freestanding fridge freezer. Additional features include a central heating radiator, decorative tiled fireplace, access to the cellar, a UPVC double glazed window to the rear elevation, a UPVC double glazed rear entrance door, and a timber framed frosted glazed door leading into the rear porch.

### REAR PORCH

5'7" x 4'2" [1.72m x 1.28m]

Surrounded by UPVC double glazed windows and benefiting from a UPVC double glazed door providing access to the rear garden.



### OUTSIDE STORE

3'1" x 5'0" [0.95m x 1.53m]

Accessed externally from the rear garden and benefiting from a timber door and a single pane frosted timber framed window.

### FIRST FLOOR LANDING

7'4" x 5'1" [max] x 4'0" [min] [2.25m x 1.56m [max] x 1.22m [min]]

Providing access to two bedrooms and the house bathroom.

### BEDROOM ONE

14'1" x 13'5" [max] x 12'9" [4.30m x 4.10m [max] x 3.90m]

A spacious double bedroom featuring a UPVC double glazed window overlooking the front aspect, central heating radiator, and access to a useful storage cupboard with loft access.



### BEDROOM TWO

8'6" x 13'6" [2.60m x 4.12m]

Having a UPVC double glazed window overlooking the rear elevation, central heating radiator, and the Glow-worm combination boiler housed within the room.



### BATHROOM

9'2" x 5'1" [max] x 5'1" [min] [2.80m x 1.55m [max] x 1.57m [min]]

Appointed with a three piece suite comprising a low flush WC, pedestal wash hand basin, and panelled bath with tiled surround. Additional features include a frosted UPVC double glazed window to the rear elevation, fitted storage cupboard, central heating radiator, coving to the ceiling, and half height tiling to the walls.



### OUTSIDE

To the front of the property is a buffer garden incorporating a variety of planted features, together with a concrete and paved pathway leading to the front entrance. The garden is enclosed by boundary walls. To the rear, the property enjoys an attractive enclosed garden featuring mature shrubs and flowering plants, together with a paved patio area ideal for outdoor dining and entertaining. The garden also benefits from access to the brick built outside store and is enclosed by a combination of walls and timber fencing, with a timber gate to the rear, creating a secure environment suitable for both children and pets.



### 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.