



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

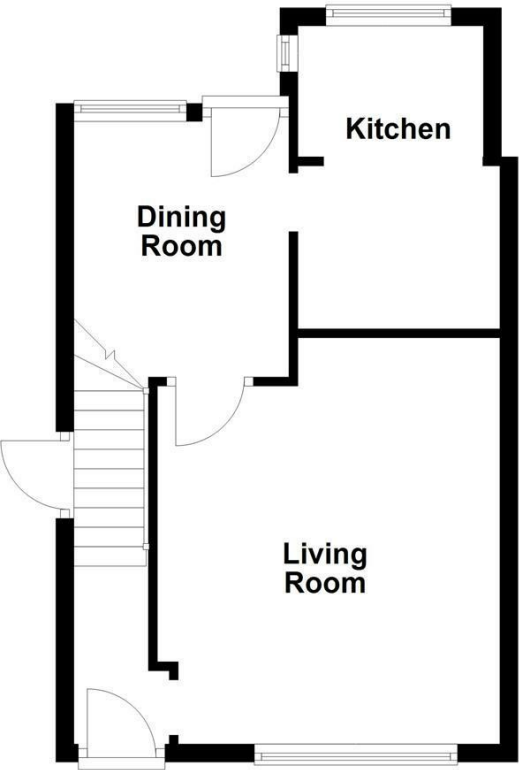
HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

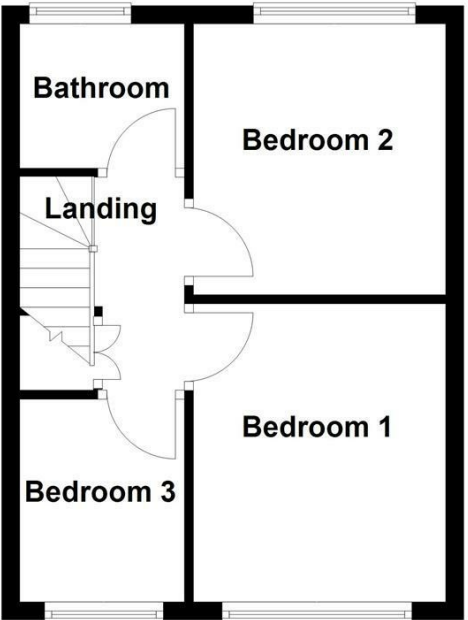
Ground Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.7 sq. feet)



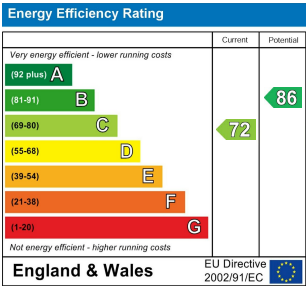
Total area: approx. 65.1 sq. metres (701.1 sq. feet)

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.



34 Grey Court, Wakefield, WF1 3HL
For Sale Freehold £200,000

A superb opportunity to acquire this well presented three bedroom mid terraced house, offering spacious and versatile accommodation arranged over two floors.

The ground floor features an extended kitchen, a separate dining room, a generously proportioned living room with a feature fireplace, and a welcoming entrance hall. A staircase rises to the first floor landing, where there are three well sized bedrooms and a modern three piece family bathroom. Externally, the property benefits from a block paved driveway providing off road parking. A concrete pathway runs along the side elevation, leading to a timber door which provides access to a useful external store room located beneath the staircase. A timber gate opens into the enclosed rear garden. The rear garden has been thoughtfully designed for ease of maintenance and enjoyment, featuring two paved patio seating areas separated by an artificial lawn. There is also a large timber shed and a further garden area to the rear with established shrubs and planting.

Ideally situated, the property is within walking distance of local amenities, schools and regular bus services providing access to Wakefield city centre. Excellent transport links are also close by, with the M1 and M62 motorway networks only a short drive away, making this an ideal home for commuters.

An internal viewing is highly recommended to fully appreciate the space, location and quality of accommodation on offer.



ACCOMMODATION

ENTRANCE HALL

Glazed front entrance door leading into the entrance hall. The entrance hall features coving to the ceiling, a central heating radiator, laminate flooring, and a staircase rising to the first floor landing. An opening leads through to the living room.

LIVING ROOM

13'0" x 14'11" (max) x 12'7" (min) [3.97m x 4.55m (max) x 3.84m (min)]
A UPVC double glazed window overlooks the front aspect. The room benefits from a marble hearth with matching interior and wooden decorative surround, two central heating radiators, and a timber door providing access to the dining room.

DINING ROOM

9'3" x 7'4" [2.84m x 2.25m]
Featuring laminate flooring, a UPVC double glazed window overlooking the rear aspect, coving to the ceiling, a UPVC double glazed door providing access to the rear garden, fixed shelving, and a central heating radiator. A feature archway opens into the extended kitchen.



KITCHEN

11'9" x 7'10" (max) x 6'4" (min) [3.60m x 2.40m (max) x 1.95m (min)]
Fitted with a range of wall and base units incorporating laminate work surfaces with tiled splashbacks above. There is a 1 1/2 bowl stainless steel sink and drainer with mixer tap, plumbing for a washing machine, plumbing for a dishwasher, and space for a freestanding fridge freezer. The kitchen also benefits from an integrated oven and grill, separate four-ring gas hob with curved glass extractor canopy above, and a wall mounted boiler housed within the corner. Two uPVC double glazed windows provide dual-aspect views to the rear and side elevations. Additional features include laminate flooring and downlights fitted beneath the wall units.



FIRST FLOOR LANDING

Landing with loft access, a double door storage cupboard over the bulkhead of the stairs, and four doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE

9'2" x 10'11" [2.81m x 3.34m]
A well proportioned bedroom featuring laminate flooring, a central heating

radiator, and a UPVC double glazed window overlooking the front elevation.



BEDROOM TWO

9'2" x 9'8" [2.80m x 2.96m]
Having a UPVC double glazed window overlooking the rear elevation, laminate flooring, a central heating radiator, and coving to the ceiling.



BEDROOM THREE

7'1" x 6'0" [2.18m x 1.84m]
Featuring a UPVC double glazed window to the front elevation, coving to the ceiling, and a central heating radiator.



BATHROOM

5'3" x 5'11" [1.62m x 1.82m]
Comprising a modern three piece suite including an 'L' shaped panelled bath with 'L' shaped glazed shower screen, mixer tap and shower attachment, wash hand basin with mixer tap set within a vanity unit, and a low flush WC. The bathroom further benefits from fully tiled walls, a UPVC

double glazed frosted window to the rear elevation, coving to the ceiling, and a chrome heated towel radiator.



OUTSIDE

Externally, the property enjoys a block paved driveway providing off road parking. A covered UPVC porch sits to the front, while a concrete pathway runs down the side of the property leading to a timber door providing access to the useful under stairs store room. A timber gate gives access to the enclosed rear garden. The rear garden features a paved patio seating area, an artificial lawn section, and a further paved patio to the rear with a large timber shed. The garden is enclosed by timber fencing to two sides and steps lead up to an additional garden area with established shrubs and planting. A useful external water supply is located beneath the dining room window.



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.

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.