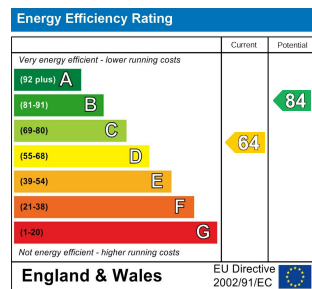


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



224 Doncaster Road, Wakefield, WF1 5DF

For Sale Freehold £165,000

Situated only a short drive from Wakefield city centre is this superbly presented three bedroom semi detached property benefitting from driveway with garage, front and rear gardens.

The property briefly comprises of the entrance hall, living room and modern kitchen/diner with utility room. The first floor landing leads to three bedrooms and house bathroom. Outside to the front is a small lawned garden with driveway to the side leading to a detached garage with power and light. To the rear is an enclosed artificial lawned garden incorporating patio area, perfect for outdoor dining and entertaining.

The property is ideally located for all local shops and amenities that Wakefield has to offer, whilst only being a short distance away from Sandal & Agbrigg train station.

This property would make ideal purchase for a range of buyers including the first time buyer, couple or investor. Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.



ACCOMMODATION

The accommodation comprises of side entrance door to the hallway, lounge, Bespoke fitted kitchen diner, utility room, first floor landing, three bedrooms (two with fitted wardrobes) and house bathroom/w.c. Boasting gas central heating system and UPVC double glazing throughout. Outside, there are garden areas to the front and the rear with driveway at the side providing off street parking leading to detached garage with up and over door.

ENTRANCE HALL

UPVC double glazed side entrance door, staircase leading to the first floor landing and doors to the living room and kitchen/diner.

LIVING ROOM

11'3" x 12'10" [max] x 6'1" [min] [3.43m x 3.92m [max] x 1.87m [min]]
Decorative fireplace with NDF hearth and surround, spotlights, coving to the ceiling, UPVC double glazed box window to the front and central heating radiator.



KITCHEN/DINER

12'11" x 12'0" [3.95m x 3.67m]
Range of modern wall and base units with laminate work surface over, central island with matching work surface over, five ring gas hob with extractor hood, stainless steel sink and drainer with mixer tap, integrated fridge, integrated fridge, integrated dishwasher and integrated oven. An opening to the utility, UPVC double glazed window to the side, coving to the ceiling, spotlights, understairs storage cupboard and column central heating radiator.

UTILITY

5'11" x 10'2" [1.82m x 3.1m]
Modern base units with laminate work surface over, integrated washing machine, integrated tumble dryer, central heating radiator, UPVC double glazed windows and door to the rear.



FIRST FLOOR LANDING

Loft access and doors to three bedrooms and house bathroom.

BEDROOM ONE

11'6" x 12'10" [max] x 6'2" [min] [3.51m x 3.92m [max] x 1.88m [min]]
Fitted wardrobes, UPVC double glazed window to the front with secondary glazing, central heating radiator and spotlights.



BEDROOM TWO

8'7" x 7'11" [max] x 6'11" [min] [2.62m x 2.42m [max] x 2.13m [min]]
UPVC double glazed window to the rear, fitted wardrobe and central heating radiator.



BEDROOM THREE

6'8" x 6'7" [2.05m x 2.03m]
UPVC double glazed window to the side with secondary glazing and central heating radiator.

HOUSE BATHROOM/W.C.

3'11" x 9'8" [1.2m x 2.95m]
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and panelled bath with mixer tap and shower head attachment. UPVC double glazed frosted window to the rear, central heating radiator, coving to the ceiling and spotlights.



OUTSIDE

To the front of the property there is a lawned garden with plants, trees and shrubs. There is a driveway at the side providing off street parking leading to large than average single detached garage with up and over door, light and power. To the rear of the property there is a low maintenance artificial lawned garden with concrete patio area, perfect for outdoor dining and entertaining, surrounded by timber fencing.



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.