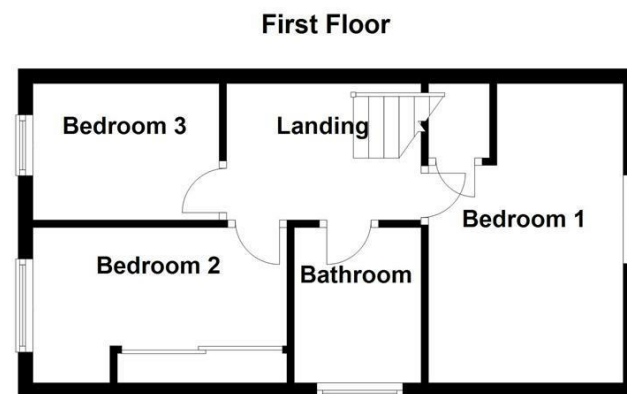


Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



In need of a degree of modernisation, this property has potential to be a fantastic home and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

Front entrance door and door through to the living room.

LIVING ROOM

13'4" x 13'9" [4.07m x 4.20m]

Timber framed windows to the front and side elevation, central heating radiator, stairs to the first floor landing and feature fireplace with wood surround. Door through to the dining room.



DINING ROOM

8'7" x 7'4" [2.64m x 2.24m]

Timber framed double glazed sliding door to the side elevation, timber framed double glazed window to the front, central heating radiator and archway into the kitchen.



KITCHEN

9'5" x 6'2" [2.88m x 1.90m]

Range of wall and base units for storage, sink and drainer unit, space for a fridge/freezer, space for a gas cooker, space for a washing machine. Timber framed double glazed window to the side elevation.



FIRST FLOOR LANDING

Doors to three bedrooms and house bathroom.

BEDROOM ONE

13'4" x 8'7" [4.07m x 2.64m]

Timber framed double glazed window to the side elevation, central heating radiator and built in airing cupboard.



BEDROOM TWO

11'1" x 6'11" [3.38m x 2.11m]

Timber framed double glazed window to the side elevation, central heating radiator and fitted wardrobes with sliding doors.



BEDROOM THREE

8'3" x 6'1" [2.52m x 1.87m]

Timber framed double glazed window to the side elevation and central heating radiator.

BATHROOM/W.C.

7'0" x 5'7" [2.14m x 1.71m]

Three piece suite comprising hand held shower attachment over the bath, wash hand basin and low flush w.c. Timber framed double glazed frosted window to the front elevation and central heating radiator.



OUTSIDE

To the side a driveway providing off road parking for one vehicle with bush and shrubbery to the front. To the rear is a low maintenance flagged patio incorporating pebbled area, bush and shrubbery border.



COUNCIL TAX BAND

The council tax band for this property is C.

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.