



WAKEFIELD  
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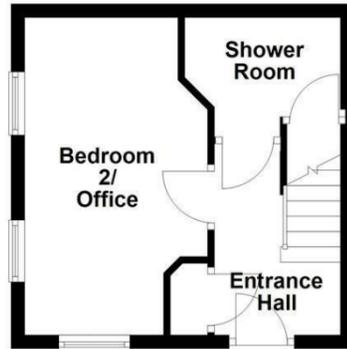
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01924 266 555

HORBURY  
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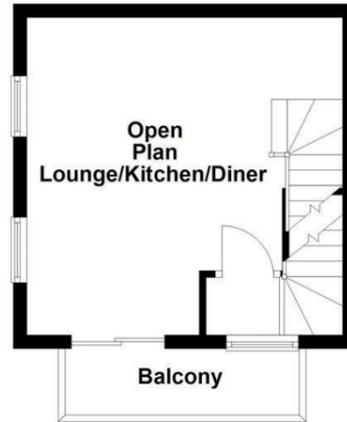
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

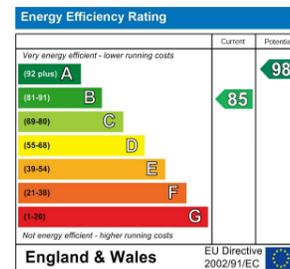
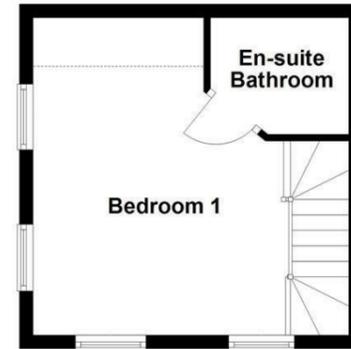
Ground Floor



First Floor



Second Floor



**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.



**6 Finchdale Close, Wakefield, WF1 2GB**

**For Sale Freehold £200,000**

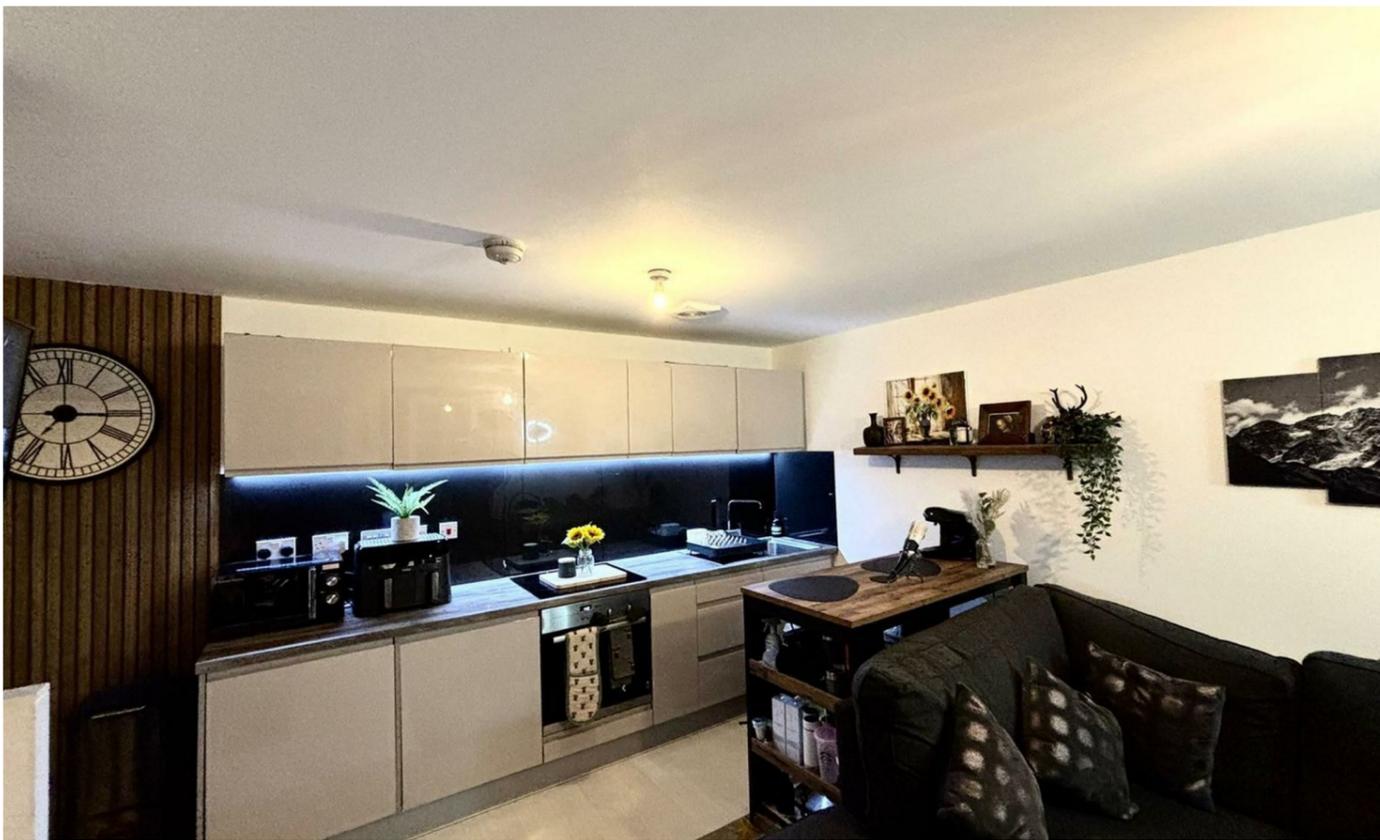
This modern two double bedroom, three storey townhouse is ideally positioned close to Wakefield city centre, within walking distance of the train station and the wide range of amenities the city has to offer. Presented in move in ready condition, the property provides stylish and versatile accommodation arranged over three floors.

The ground floor briefly comprises an entrance hallway, a contemporary shower room, and a second double bedroom which could also serve as a home office or guest room. To the first floor is a bright and spacious open plan living, dining and kitchen area, ideal for modern living and entertaining. A further staircase leads to the top floor, where a generous principal bedroom benefits from fitted wardrobes and a modern en suite bathroom.

The property also enjoys the advantage of a private balcony, providing a pleasant outdoor seating space. The development itself is tucked away in a pleasant setting while remaining conveniently located within easy reach of Wakefield city centre and its excellent transport connections.



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## ACCOMMODATION

### ENTRANCE HALL

A front facing composite glazed entrance door leads into the entrance hallway with tiled flooring, double central heating radiator, staircase leading to the first floor, and doors providing access to a useful storage cupboard, downstairs shower room, and bedroom two/office.

### BEDROOM TWO/OFFICE

8'11" (max) x 15'4" (max) [2.72m (max) x 4.68m (max)]

A versatile room positioned to the front of the property with carpeted flooring, UPVC double glazed window, and double central heating radiator.



### SHOWER ROOM/W.C.

5'8" (max) x 7'6" (max) [1.73m (max) x 2.31m (max)]

Fitted with a corner shower enclosure with electric shower and glazed sliding doors, pedestal wash basin with chrome mixer tap, and low flush w.c. Tiled flooring, tiled splashbacks to the sink and shower areas, extractor fan, double central heating radiator, and a useful utility cupboard beneath the stairs housing space for a washer and dryer.



### FIRST FLOOR - LIVING/DINING/KITCHEN

15'3" x 15'3" [4.65m x 4.65m]

A spacious open plan living area incorporating the staircase, with the kitchen fitted with a modern range of wall and base units with complementary wood effect

laminated work surfaces incorporating a stainless steel sink and drainer with chrome swan neck mixer tap. Integrated appliances include an electric oven, four ring induction hob with extractor hood over, integrated under counter fridge and separate integrated freezer. Tiled splashbacks, under-unit lighting, quality wood effect flooring throughout, and UPVC double glazed patio doors opening onto a balcony. A further staircase leads to the second floor.



### SECOND FLOOR - BEDROOM ONE

13'5" x 15'3" [4.09m x 4.66m]

A spacious principal bedroom with two front facing UPVC double glazed windows, double central heating radiator, wood effect flooring, and fitted wardrobes with mirrored sliding doors. Access leads directly into the en suite bathroom.



### EN SUITE BATHROOM/W.C.

6'6" x 5'11" [2.00m x 1.82m]

Comprising a three piece suite including panelled bath with mains shower over, pedestal wash basin with tiled splashback, and low flush w.c. Tiled flooring and double central heating radiator.



### OUTSIDE

The property benefits from a block paved driveway and paved pathway leading to the entrance, along with a front facing enclosed balcony providing space for outdoor seating.

### 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.

### LANDLORDS/INVESTORS PLEASE NOTE

Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.