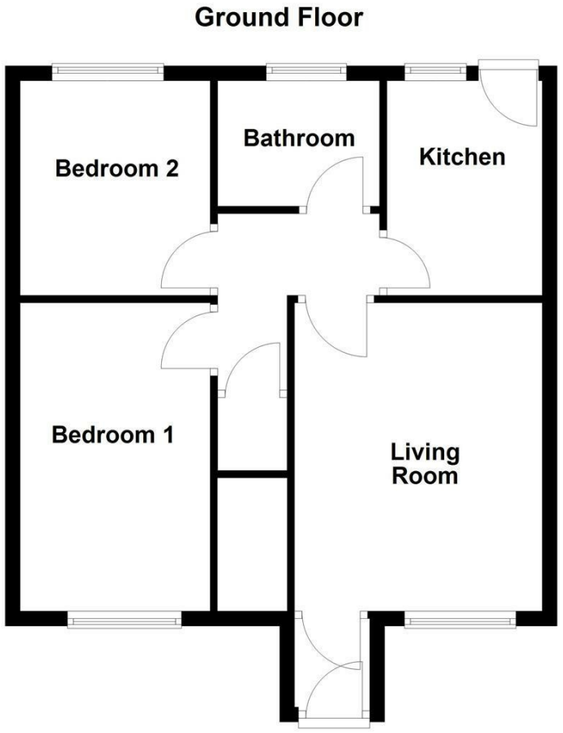
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



167 Denby Dale Road, Wakefield, WF2 8ED

For Sale Freehold £130,000

This well presented two bedroom ground floor flat is situated in the popular Thornes area of Wakefield. The property offers well proportioned accommodation, including a generous living area, and a fitted kitchen with a range of wall and base units.

The accommodation briefly comprises a front porch leading into the property, opening into the living room, with a further hallway providing access to bedrooms one and two, both of which are doubles, a useful storage cupboard, a four piece bathroom suite, and the kitchen. To the rear of there property there is off road parking and a single garage. The property benefits from gas central heating via a combi boiler and UPVC double glazed windows and doors throughout.

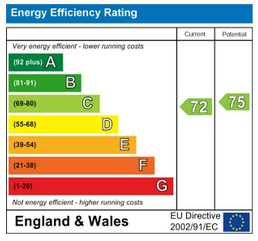
Offered to the market with vacant possession and no onward chain, this property is ideally suited to first time buyers, couples, or investors. The flat enjoys pleasant views overlooking Thornes Park and is within walking distance of Wakefield town centre, with easy access to a range of local shops, amenities, and schools. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

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.

ACCOMMODATION

ENTRANCE PORCH
UPVC double glazed door into the entrance porch, central heating radiator, door into the living room.

LIVING ROOM
13'6" x 11'9" (4.13m x 3.60m)
UPVC double glazed window to the front, central heating radiator, door into the inner hallway.

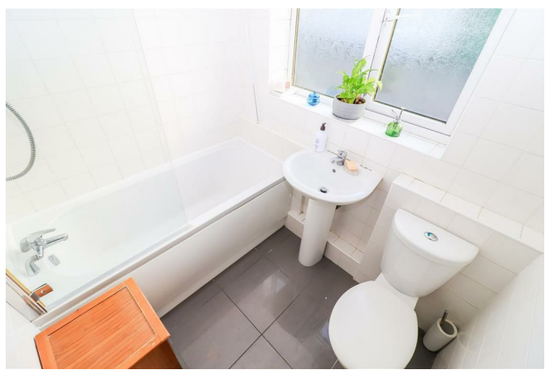
INNER HALLWAY
Doors to the kitchen, two bedrooms, the bathroom and a storage cupboard.

KITCHEN
9'1" x 7'2" (2.77m x 2.19m)
UPVC double glazed window to the rear, UPVC double glazed door to the rear of the property, central heating radiator, tiled walls. A range of wall and base units with laminate work surfaces, space and plumbing for a washing machine, a stainless steel sink with mixer tap and drainer, space and plumbing for a fridge freezer, along with two storage cupboards, one of which houses the gas combination boiler.

BEDROOM ONE
13'8" x 10'0" (4.18m x 3.06m)
UPVC double glazed window to the front, central heating radiator.

BEDROOM TWO
9'10" x 9'1" (3.0m x 2.78m)
UPVC double glazed window to the rear, central heating radiator.

BATHROOM
6'3" x 4'11" (1.91m x 1.50m)
Frosted UPVC double glazed window to the rear, central heating radiator. Comprising of a panelled bath with a mixer tap and shower attachment, pedestal wash basin with mixer tap, low flush W.C..



OUTSIDE
To the rear of the property there is off road parking and access to a single garage.

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.

COUNCIL TAX BAND
The council tax band for this property is A.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.