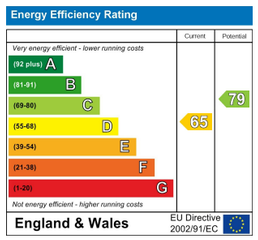

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

22 Queen Street, East Ardsley, Wakefield, WF3 2BE

For Sale Freehold £180,000

A fantastic opportunity to purchase this well presented two bedroom end terraced property, benefiting from UPVC double glazing and gas central heating throughout.

The property briefly comprises of a spacious kitchen diner complete with range cooker and access to the cellar, and a comfortable living room featuring an attractive fireplace completing the ground floor accommodation. To the first floor, the property benefits from two double bedrooms and a stunning modern three piece shower room. Externally, to the front there is on street parking on a first-come-first-served basis and to the rear there is an enclosed, low maintenance rear garden, ideal for outdoor seating and entertaining.

The property is conveniently positioned within walking distance of local amenities and well regarded schools, with regular bus routes providing easy access to Wakefield City Centre, Leeds, and Dewsbury. The M1 and M62 motorway networks are also only a short drive away, making the property ideal for commuters travelling further afield.

An early viewing is highly recommended to fully appreciate the space, presentation, and excellent location this quality home has to offer.

ACCOMMODATION

LIVING ROOM
13'11" x 10'11" (4.25m x 3.35m)

UPVC double glazed front entrance door leads into the living room. There is a UPVC double glazed frosted sun light above the door, coving to the ceiling, dado rail, and a UPVC double glazed window overlooking the front aspect. Electric fire set on a tiled hearth with tiled decorative interior and wooden surround, central heating radiator, and laminate flooring throughout. Door providing access into the kitchen diner at the rear.

KITCHEN DINER
14'1" x 16'2" (max) x 13'1" (min) (4.31m x 4.95m (max) x 3.99m (min))

There is a staircase leading up to the first floor landing. Fitted with a range of wall and base units with laminate work surfaces incorporating a 1½ stainless steel sink and drainer with mixer tap and swan neck, built-in soap dispenser, and inset spotlights to the ceiling. Current vendors are leaving the range cooker which has two ovens and a grill with eight gas ring burners set into the chimney breast with decorative tiled splashback and exposed brick surround. UPVC double glazed window overlooking the rear aspect and UPVC double glazed door with frosted sun light above. Space for large freestanding fridge freezer, plumbing and drainage for washing machine under the counter, space and plumbing for full size dishwasher, and central heating radiator. Further door leading down the staircase to the cellar.

CELLAR
11'0" x 13'11" (3.36m x 4.26m)

Main cellar room with lighting, Yorkshire stone flagged floor, and wall mounted combi condensing boiler. Original curing table remains in the corner.

FIRST FLOOR LANDING
Inset spotlights to the ceiling and loft access, providing access to two double bedrooms and the modern fitted house shower room.

BEDROOM ONE
14'0" x 11'0" (4.29m x 3.36m)

UPVC double glazed window overlooking the front elevation, feature panelled wall with picture rail, coving to the ceiling, and central heating radiator.

BEDROOM TWO
9'10" x 8'8" (3.0m x 2.65m)

UPVC double glazed window overlooking the rear elevation and central heating radiator.

SHOWER ROOM
9'8" x 4'11" (2.97m x 1.51m)

Comprising of a modern three piece suite including low flush WC with concealed cistern, wash hand basin with mixer tap set into stone work surface with high gloss vanity drawers below, and walk in shower cubicle with glass screens and chrome mixer shower with rainfall head and attachment. Built in vanity mirror with LED lighting, fully tiled walls, UPVC ceiling cladding with chrome strips, inset spotlights, extractor fan, chrome heated towel rail, UPVC double glazed frosted window to the rear, shaving socket, composite stone shower tray, and LVT flooring.

OUTSIDE
To the front of the property there is on street parking available on a first come first serve basis, with steps leading directly to the front entrance door. To the rear is an enclosed low maintenance garden with paved patio area, low maintenance slate borders, rendered brick walls with timber fencing above, and cast iron gate providing access onto the rear street. The rear gate has potential to be altered to create off road parking, subject to any necessary consents.

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.

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.