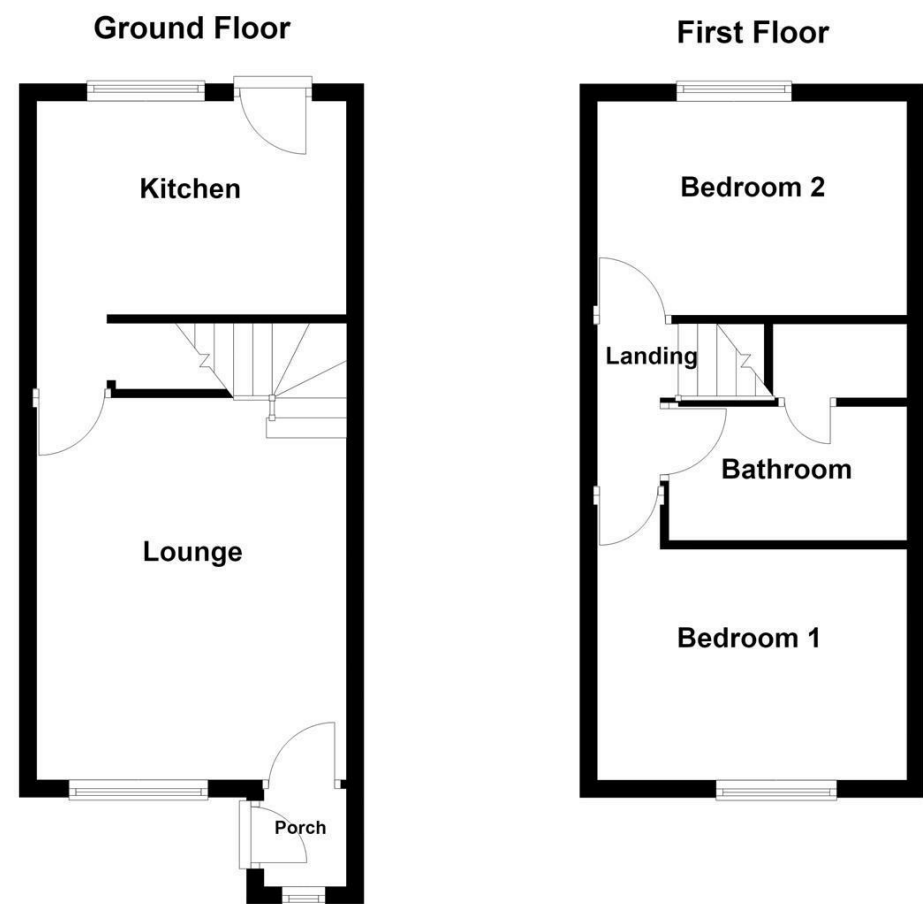




WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



24 Chestnut Walk, Wakefield, WF2 0TX

For Sale Freehold £165,000

An ideal opportunity for the first time buyer, professional couple, small family or those looking to downsize is this well presented two bedroom mid townhouse. The property benefits from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises an entrance porch, spacious living room with stairs rising to the first floor and a modern fitted kitchen. To the first floor, the landing provides access to two well proportioned bedrooms and a contemporary house bathroom. Externally, the property enjoys a lawned garden to the front. To the rear is a low maintenance flagged patio garden, together with a detached garage and off road parking for a small vehicle.

The property is conveniently positioned close to a range of local amenities, including shops, schools and regular bus services.

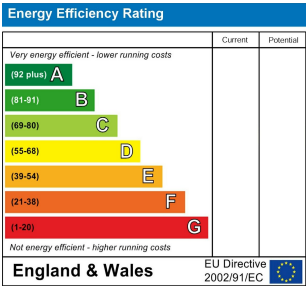
An early viewing is highly recommended to fully appreciate all that this home has to offer.

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

A composite side entrance door leads into the entrance porch, which has a tiled floor, a UPVC double glazed window to the front and a door leading through into the living room.

LIVING ROOM

14'4" x 11'11" [4.39m x 3.64m]

Having two central heating radiators, coving to the ceiling and a UPVC double glazed window overlooking the front elevation. There is an electric fire with a modern surround, tiled back and marble hearth. Stairs lead to the first floor landing and a door provides access to the kitchen.



KITCHEN

11'9" x 8'8" [3.60m x 2.65m]

Fitted with a range of modern wall and base units

with work surfaces over, incorporating a 1 1/2 bowl sink and drainer with mixer tap. There is an integrated oven and grill, a four ring electric hob with tiled splashback and extractor hood above, plumbing for a washing machine, space for a fridge freezer and a breakfast bar area. The kitchen also has a useful understairs storage cupboard, a central heating radiator, a UPVC double glazed window and a UPVC double glazed door leading to the rear garden. The boiler is housed within the kitchen.

FIRST FLOOR LANDING

Providing access to two double bedrooms and the house bathroom, with loft access.

BEDROOM ONE

8'11" x 11'11" [max] [2.72m x 3.65m [max]]

Having coving to the ceiling, a central heating radiator and a UPVC double glazed window overlooking the front elevation.



BEDROOM TWO

11'10" x 8'2" [3.61m x 2.50m]

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



BATHROOM

8'2" x 4'6" [2.49m x 1.39m]

Fitted with a three piece suite comprising a low flush WC, wash basin set within a vanity unit and a panelled bath with mixer shower over. The bathroom has fully tiled walls, a chrome heated towel radiator and a useful storage cupboard.



OUTSIDE

To the front is a lawned garden with a flagged pathway leading to the entrance door. The rear garden is arranged over tiers and is designed for low maintenance, with flagged patio areas. A concrete sectional garage sits at the rear, with an up-and-over door and parking for a small vehicle in front.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"I've lived here for 23 years and am only moving because of health issues. I love that there's no road in front of the house meaning it's very quiet. I also have lovely neighbours that have become good friends . "

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.