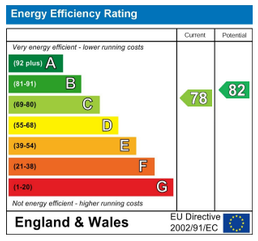
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

3 Hambleton Street, Wakefield, WF1 3NW

For Sale Freehold £195,000

We are delighted to present this spacious three bedroom mid terrace property, arranged over three floors and offering generous accommodation throughout. The home further benefits from UPVC double glazing and gas central heating.

The ground floor comprises an entrance hall, sitting room, and bright and spacious living room with a feature archway leading into the kitchen. The kitchen is situated to the rear, overlooking the low-maintenance yard. From here, two doors provide access to the cellar, which benefits from both power and lighting, along with an additional useful storage room. On the first floor, there are two double bedrooms, house bathroom with a modern three piece suite, and a storage cupboard on the landing. A staircase leads up to the second floor, where you'll find the third double bedroom. Externally, the property enjoys a low maintenance, enclosed rear yard with artificial turf and decorative cast-iron railings. On-street parking is available to the front.

This property is ideally located close to local shops, schools, and amenities. Wakefield Bus Station is directly opposite, with Wakefield Westgate Train Station just a short distance away, providing excellent commuter links further afield.

This is a fantastic opportunity to acquire a quality home in a convenient location. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door with a UPVC double glazed frosted side panel above. Central heating radiator, coving to the ceiling. Access to the sitting room, living room, stairs to the first floor landing and access down to the cellar on the lower ground floor.

SITTING ROOM
10'9" x 12'11" (3.29m x 3.96m)
UPVC double glazed window to the front, coving to the ceiling, living flame flat gas fire set on a tiled hearth with matching tiled interior and wooden decorative surround.

LIVING ROOM
13'0" x 14'2" (3.98m x 4.32)
UPVC double glazed window overlooks the rear aspect, spotlights to the ceiling, central heating radiator, electric fire on a tiled hearth with tiled interior and wooden decorative surround, opening provides access into the kitchen. Door with staircase leading to the first floor landing.

KITCHEN
11'3" x 7'5" (3.45m x 2.27m)
Fitted with a range of wall and base units with laminate work surfaces and tiled splashback, 1½ stainless steel sink and drainer with mixer tap and built in water purifier, plumbing for washing machine, space for freestanding oven and grill, space for under counter fridge/freezer. Two UPVC double glazed windows, to the side and rear, extractor fan. Cupboard housing the condensing boiler.

CELLAR
13'1" x 10'11" (4.0m x 3.34m)
Timber single glazed window to the front aspect. Timber door providing access to the original cold store. Space for a dryer with power and lighting.

FIRST FLOOR LANDING
Access to two bedrooms, the house bathroom, stairs to the second floor landing and a storage cupboard with fixed shelving.

BEDROOM ONE
9'8" x 14'2" (2.95m x 4.32m)
Two UPVC double glazed windows to the front, central heating radiator, coving to the ceiling.

BEDROOM TWO
13'1" x 9'4" (4.0m x 2.85m)
UPVC double glazed window to the rear, central heating radiator, fitted wardrobe rail with storage cupboards above.

BATHROOM
4'4" x 9'2" (max) x 7'10" (min) (1.33m x 2.81m (max) x 2.40m (min))
Frosted UPVC double glazed window to the rear, chrome heated towel rail, fully tiled walls, UPVC cladding to the ceiling with spotlights. Fitted with a three piece suite comprising of a panelled bath with two taps and mixer shower over, wash basin with mixer tap, low flush W.C..

BEDROOM THREE
13'4" x 18'1" (4.07m x 5.53m)
Timber double glazed Velux window to the rear, central heating radiator.

OUTSIDE
Externally, permit parking is available with direct access to the property at the rear. There is a timber covered lean-to porch leading to a low maintenance, paved rear garden, fully enclosed by solid brick walls with a cast iron gate providing access to the street behind.

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.